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NON-IFRS MEASURES

This supplemental information should be read in conjunction with the Management's Discussion and Analysis ("MD&A") and unaudited condensed interim consolidated financial statements and accompanying notes for the three and six months ended June 30, 2023 of Tricon Residential Inc. ("Tricon", "us", "we" or the "Company") prepared in accordance with International Financial Reporting Standards ("IFRS") as issued by the International Accounting Standards Board ("the IASB") and consistent with the Company's audited annual consolidated financial statements for the year ended December 31, 2022.

The Company has included herein certain non-IFRS financial measures and non-IFRS ratios, including, but not limited to, "proportionate" metrics, net operating income ("NOI"), NOI margin, funds from operations ("FFO"), core funds from operations ("Core FFO"), adjusted funds from operations ("AFFO"), Core FFO per share, AFFO per share, Core FFO payout ratio, AFFO payout ratio, Adjusted EBITDAre, Assets Under Management ("AUM"), as well as certain key indicators of the performance of our businesses which are supplementary financial measures. These measures are commonly used by entities in the real estate industry as useful metrics for measuring performance. We utilize these measures in managing our business, including performance measurement and capital allocation. In addition, certain of these measures are used in measuring compliance with our debt covenants. We believe that providing these performance measures on a supplemental basis is helpful to investors and shareholders in assessing the overall performance of the Company's business. However, these measures are not recognized under and do not have any standardized meaning prescribed by IFRS as issued by the IASB, and are not necessarily comparable to similar measures presented by other publicly-traded entities. These measures should be considered as supplemental in nature and not as a substitute for related financial information prepared in accordance with IFRS. Because non-IFRS financial measures, non-IFRS ratios and supplementary financial measures do not have standardized meanings prescribed under IFRS, securities regulations require that such measures be clearly defined, identified, and reconciled to their nearest IFRS measure. The definition, calculation and reconciliation of the non-IFRS financial measures and the requisite disclosure for non-IFRS ratios used in this document are provided in the "Glossary and Defined Terms" and "Reconciliations" sections.

The non-IFRS financial measures, non-IFRS ratios and supplementary financial measures presented herein should not be construed as alternatives to net income (loss) or cash flow from the Company's activities, determined in accordance with IFRS, as indicators of Tricon's financial performance. Tricon's method of calculating these measures may differ from other issuers' methods and, accordingly, these measures may not be comparable to similar measures presented by other publicly-traded entities.

FORWARD-LOOKING STATEMENTS

Certain statements in this supplemental information are considered "forward-looking information" as defined under applicable securities laws ("forward-looking statements"). This document should be read in conjunction with material contained in the Company's current consolidated financial statements along with the Company's other publicly filed documents. Words such as "may", "would", "could", "will", "anticipate", "believe", "plan", "expect", "intend", "estimate", "aim", "endeavor", "project", "continue", "target" and similar expressions identify these forward-looking statements. Statements containing forward-looking information are not historical facts but instead reflect management's expectations, intentions and beliefs concerning anticipated future events, results, circumstances, economic performance or expectations with respect to Tricon and its investments and are based on information currently available to management and on assumptions that management believes to be reasonable.

This supplemental information includes forward-looking statements pertaining to: anticipated operational and financial performance, including cash flows and future fees; the pace of future home acquisitions; and project plans, anticipated characteristics, costs and timelines. The assumptions underlying these forward-looking statements and a list of factors that may cause actual business performance to differ from current projections are discussed in this supplemental information and in the Company's Annual Information Form dated February 28, 2023 (the "AIF"), which is available on SEDAR at www.sedar.com. The continuing impact of COVID-19 on the operations, business and financial results of the Company may cause actual results to differ, possibly materially, from the results discussed in the forward-looking statements. Many of these forward-looking statements are based on current development project plans which are subject to change.

Forward-looking statements are necessarily based on estimates and assumptions that, while considered reasonable by management of the Company as of the date of this supplemental information, are inherently subject to significant business, economic and competitive uncertainties and contingencies.

SUPPLEMENTAL INFORMATION

for the three and six months ended June 30, 2023

When relying on forward-looking statements to make decisions, the Company cautions readers not to place undue reliance on these statements, as forward-looking statements involve significant unknown risks and uncertainties. Forward-looking statements should not be read as guarantees of future performance or results and will not necessarily be accurate indications of whether or not the times at or by which such performance or results will be achieved. A number of factors could cause actual results to differ, possibly materially, from the results discussed in the forward-looking statements, including, but not limited to, the Company's ability to execute its growth strategies; the impact of changing conditions in the multi-family housing market; increasing competition in the single-family and multi-family housing market; the effect of fluctuations and cycles in the Canadian and U.S. real estate market; the marketability and value of the Company's portfolio; changes in the attitudes, financial condition and demand of the Company's demographic market; rising interest rates and volatility in financial markets; the potential impact of reduced supply of labor and materials on expected costs and timelines; rates of inflation and overall economic uncertainty; developments and changes in applicable laws and regulations; and the impact and aftermath of the COVID-19 pandemic on the operations, business and financial results of the Company.

Certain statements included in this document, including with respect to 2023 guidance for Core FFO per share and same home metrics, are considered to be financial outlook for purposes of applicable securities laws, and as such, the financial outlook may not be appropriate for purposes other than to understand management's current expectations relating to the future of the Company, as disclosed in this document. These forward-looking statements have been approved by management to be made as at the date of this document. Although the forward-looking statements contained in this document are based upon what management currently believes to be reasonable assumptions (including in particular the revenue growth, expense growth and portfolio growth assumptions set out herein which themselves are based on, respectively: assumed ancillary revenue growth and continuing favorable market rent growth; increased internalization of maintenance activities and improved management efficiencies accompanying portfolio growth; and the availability of homes meeting the Company's single-family rental acquisition objectives), there can be no assurance that actual results, performance or achievements will be consistent with these forward-looking statements. The forward-looking statements contained in this document are expressly qualified in their entirety by this cautionary statement.

When relying on our forward-looking statements to make decisions with respect to the Company, investors and others should carefully consider the foregoing factors and other uncertainties and potential events. The forward-looking statements in this supplemental information are made as of the date of this document and the Company does not intend to, or assume any obligation to, update or revise these forward-looking statements or information to reflect new information, events, results or circumstances or otherwise after the date on which such statements are made to reflect the occurrence of unanticipated events, except as required by law, including securities laws.

QUARTERLY HIGHLIGHTS FROM PRESS RELEASE

The Company reported strong operational and financial results in the second quarter, including the following highlights:

- Net income from continuing operations was \$46.8 million in Q2 2023; basic and diluted earnings per share from continuing operations were \$0.17 and \$0.16, respectively;
- Core funds from operations (“Core FFO”) for Q2 2023 decreased by 17.5% year-over-year to \$42.1 million and Core FFO decreased by 12.5% year-over-year to \$0.14. Net Operating Income (“NOI”) growth of 14.9% was offset by the loss of Core FFO contribution from the U.S. multi-family rental portfolio which was sold in Q4 2022, lower performance fees and higher borrowing costs to support the expansion of the SFR portfolio;
- Same home NOI growth for the single-family rental portfolio in Q2 2023 was 6.3% year-over-year and same home NOI margin was 68.2%. Same home operating metrics remained strong, including occupancy of 97.5%, annualized turnover of 19.2% and blended rent growth of 7.4% (comprised of new lease rent growth of 9.8% and renewal rent growth of 6.6%);
- In response to strong resident demand, the Company acquired 805 homes during the quarter at an average price of \$326,000 per home (including up-front renovations) for a total acquisition cost of \$263 million, of which Tricon's proportionate share was \$137 million;
- Positive rent trends continued into the third quarter, with same home rent growth of 7.2% in July 2023, including 8.2% growth on new leases and 6.8% growth on renewals, while same home occupancy was stable at 97.2% and same home turnover was at 21.0%; and
- On July 11, 2023, Tricon closed a new securitization involving the issuance and sale of five classes of fixed-rate pass-through certificates with a face amount of approximately \$416 million, a weighted average yield of approximately 5.86% and a term to maturity of five years, secured indirectly by a pool of 2,116 single-family rental homes within SFR-JV2. The transaction proceeds were primarily used to pay down the existing short-term SFR JV-2 variable-rate debt.

2023 Guidance Update

The Company updated its guidance for the current fiscal year, including tightening the range of expected same home metrics and Core FFO per share, while maintaining the midpoint of Core FFO per share guidance. The Company also updated its acquisitions guidance to reflect a smaller number of homes to be acquired in 2023 but with a similar equity contribution as previously expected, to allow for completion of the investment programs of SFR JV-2 and JV-HD with lower overall leverage parameters.

For the year ended December 31	Current 2023 Guidance	Previous 2023 Guidance	Update Drivers
Core FFO per share	\$0.55 – \$0.58	\$0.54 – \$0.59	Tightening of prior guidance range to reflect strong operating fundamentals partly offset by lower acquisition fees
Same home revenue growth	6.0% – 7.0%	6.0% – 7.5%	Tightening of prior guidance range to reflect: <ul style="list-style-type: none"> • Lower resident turnover resulting in slightly lower rent growth and ancillary revenues • Elevated property tax expense offset by lower turnover and successful reduction of other controllable expenses
Same home expense growth	6.0% – 7.0%	6.0% – 7.5%	
Same home NOI growth	6.0% – 7.0%	6.0% – 7.5%	
Single-family rental acquisitions (homes) ⁽¹⁾	~2,000	2,000 – 4,000	Slower pace of acquisitions to allow for completion of JV-2 and JV-HD investment programs with lower leverage parameters
Single-family rental acquisitions (\$ in billions) ⁽¹⁾	~\$0.7	\$0.7 – \$1.4	

(1) Single-family rental acquisition costs include initial purchase price, closing costs and up-front renovation costs. These acquisition home counts and costs are presented on a consolidated basis and Tricon's share represents approximately 30%.

Note: Non-IFRS measures are presented to illustrate alternative relevant measures to assess the Company's performance. Refer to the “Non-IFRS Measures” and “Glossary and Defined Terms” sections. See also the “Forward-Looking Statements” section, as the figures presented above are considered “financial outlook” for purposes of applicable securities laws and may not be appropriate for purposes other than to understand management’s current expectations relating to the future of the Company. The reader is cautioned that this information is forward-looking and actual results may vary materially from those reported. Although the Company believes that its anticipated future results, performance or achievements expressed or implied by the forward-looking statements and information are based upon reasonable assumptions and expectations (including in particular the revenue growth, expense growth and portfolio growth assumptions set out herein which themselves are based on, respectively: assumed ancillary revenue growth and continuing favorable market rent growth; increased internalization of maintenance activities and improved management efficiencies accompanying portfolio growth; and the availability of homes meeting the Company’s single-family rental acquisition objectives), the reader should not place undue reliance on forward-looking statements and information. The Company reviews its key assumptions regularly and may change its outlook on a going-forward basis if necessary.

for the three and six months ended June 30, 2023

1. CONSOLIDATED FINANCIAL STATEMENTS

1.1 Consolidated income statement

For the periods ended June 30

(in thousands of U.S. dollars, except per share amounts which are in U.S. dollars)

	Three months			Six months		
	2023	2022 ⁽¹⁾	Variance	2023	2022 ⁽¹⁾	Variance
Revenue from single-family rental properties	\$ 197,457	\$ 155,135	\$ 42,322	\$ 385,966	\$ 293,923	\$ 92,043
Direct operating expenses	(65,002)	(50,739)	(14,263)	(127,109)	(96,254)	(30,855)
Net operating income from single-family rental properties	132,455	104,396	28,059	258,857	197,669	61,188
Revenue from strategic capital services	10,750	20,387	(9,637)	25,871	32,798	(6,927)
Income from equity-accounted investments in multi-family rental properties	202	170	32	350	330	20
Income (loss) from equity-accounted investments in Canadian residential developments	869	(98)	967	292	(113)	405
Other income	2,614	372	2,242	6,373	3,421	2,952
Income from investments in U.S. residential developments	7,322	3,002	4,320	13,355	7,307	6,048
Compensation expense	(21,848)	(22,737)	889	(42,222)	(50,989)	8,767
Performance fees expense	(692)	(15,117)	14,425	(537)	(27,681)	27,144
General and administration expense	(22,202)	(13,905)	(8,297)	(37,451)	(26,780)	(10,671)
Transaction costs	(949)	(5,482)	4,533	(7,997)	(7,701)	(296)
Interest expense	(79,374)	(45,864)	(33,510)	(155,746)	(82,718)	(73,028)
Fair value gain on rental properties	123,752	395,835	(272,083)	135,646	695,407	(559,761)
Fair value gain on Canadian development properties	–	874	(874)	–	874	(874)
Fair value (loss) gain on derivative financial instruments and other liabilities	(19,569)	156,487	(176,056)	(16,460)	127,125	(143,585)
Amortization and depreciation expense	(4,280)	(3,584)	(696)	(8,545)	(6,991)	(1,554)
Realized and unrealized foreign exchange gain	163	100	63	131	39	92
Net change in fair value of limited partners' interests in single-family rental business	(69,528)	(112,003)	42,475	(79,724)	(204,235)	124,511
	(83,520)	338,050	(421,570)	(192,535)	427,295	(619,830)
Income before income taxes from continuing operations	\$ 59,685	\$ 462,833	\$ (403,148)	\$ 92,193	\$ 657,762	\$ (565,569)
Income tax expense from continuing operations	(12,917)	(57,229)	44,312	(16,024)	(102,034)	86,010
Net income from continuing operations	\$ 46,768	\$ 405,604	\$ (358,836)	\$ 76,169	\$ 555,728	\$ (479,559)
Basic earnings per share attributable to shareholders of Tricon from continuing operations	0.17	1.47	(1.30)	0.26	2.02	(1.76)
Diluted earnings per share attributable to shareholders of Tricon from continuing operations	0.16	0.82	(0.66)	0.26	1.41	(1.15)
Net income from discontinued operations	–	11,256	(11,256)	–	24,589	(24,589)
Basic earnings per share attributable to shareholders of Tricon from discontinued operations	–	0.04	(0.04)	–	0.09	(0.09)
Diluted earnings per share attributable to shareholders of Tricon from discontinued operations	–	0.03	(0.03)	–	0.08	(0.08)
Weighted average shares outstanding – basic	273,787,761	274,598,588	(810,827)	273,789,959	274,345,001	(555,042)
Weighted average shares outstanding – diluted	275,565,254	311,913,232	(36,347,978)	275,584,117	311,929,796	(36,345,679)

(1) Certain comparative figures have been adjusted to conform with the current period presentation as income from equity-accounted investments in U.S. multi-family rental properties has been reclassified as discontinued operations, separate from the Company's continuing operations.

for the three and six months ended June 30, 2023

1.2 Consolidated balance sheet

As at

(in thousands of U.S. dollars)

	June 30, 2023	December 31, 2022
ASSETS		
Non-current assets		
Rental properties	\$ 11,933,335	\$ 11,445,659
Equity-accounted investments in multi-family rental properties	21,422	20,769
Equity-accounted investments in Canadian residential developments	116,052	106,538
Canadian development properties	157,597	136,413
Investments in U.S. residential developments	145,690	138,369
Restricted cash	161,485	117,300
Goodwill	29,726	29,726
Deferred income tax assets	75,080	75,062
Intangible assets	6,081	7,093
Other assets	101,866	96,852
Derivative financial instruments	7,853	10,358
Total non-current assets	12,756,187	12,184,139
Current assets		
Cash	120,387	204,303
Amounts receivable	25,333	24,984
Prepaid expenses and deposits	32,262	37,520
Total current assets	177,982	266,807
Total assets	\$ 12,934,169	\$ 12,450,946
LIABILITIES		
Non-current liabilities		
Long-term debt	\$ 5,025,984	\$ 4,971,049
Due to Affiliate	259,563	256,824
Derivative financial instruments	60,139	51,158
Deferred income tax liabilities	606,716	591,713
Limited partners' interests in single-family rental business	2,000,803	1,696,872
Long-term incentive plan	24,139	25,244
Performance fees liability	40,319	39,893
Other liabilities	28,988	30,035
Total non-current liabilities	8,046,651	7,662,788
Current liabilities		
Amounts payable and accrued liabilities	153,622	138,273
Resident security deposits	77,993	79,864
Dividends payable	15,823	15,861
Current portion of long-term debt	801,561	757,135
Total current liabilities	1,048,999	991,133
Total liabilities	9,095,650	8,653,921
Equity		
Share capital	2,120,518	2,124,618
Contributed surplus	24,352	21,354
Cumulative translation adjustment	11,845	6,209
Retained earnings	1,677,091	1,638,068
Total shareholders' equity	3,833,806	3,790,249
Non-controlling interest	4,713	6,776
Total equity	3,838,519	3,797,025
Total liabilities and equity	\$ 12,934,169	\$ 12,450,946

for the three and six months ended June 30, 2023

2. PROPORTIONATE FINANCIAL STATEMENTS

The tables in this section present Tricon's proportionate share of the consolidated financial results for each period presented, and Tricon's proportionate share of consolidated net assets as at each period-end date, by deducting third-party interests' share of the single-family rental business segment from each income statement line item and balance sheet line item, respectively. Net income attributable to non-controlling interests is deducted in one line to arrive at net income attributable to Tricon's shareholders, and net assets attributable to non-controlling interests is deducted in one line to arrive at net assets attributable to Tricon's shareholders.

2.1 Proportionate income statement

For the periods ended June 30 (in thousands of U.S. dollars)	Three months			Six months		
	2023	2022	Variance	2023	2022	Variance
Revenue from single-family rental properties	\$ 113,311	\$ 99,852	\$ 13,459	\$ 224,181	\$ 194,411	\$ 29,770
Direct operating expenses	(36,113)	(32,665)	(3,448)	(72,381)	(63,933)	(8,448)
Net operating income from single-family rental properties	77,198	67,187	10,011	151,800	130,478	21,322
Revenue from strategic capital services	10,750	20,387	(9,637)	25,871	32,798	(6,927)
Fees eliminated upon consolidation	5,998	10,231	(4,233)	11,358	17,673	(6,315)
Income from equity-accounted investments in multi-family rental properties	202	170	32	350	330	20
Income (loss) from equity-accounted investments in Canadian residential developments	869	(98)	967	292	(113)	405
Income from investments in U.S. residential developments	7,322	3,002	4,320	13,355	7,307	6,048
Compensation expense	(21,848)	(22,737)	889	(42,222)	(50,989)	8,767
Performance fees expense	(692)	(15,117)	14,425	(537)	(27,681)	27,144
General and administration expense	(18,505)	(11,176)	(7,329)	(30,826)	(21,594)	(9,232)
Interest expense	(37,775)	(25,986)	(11,789)	(71,483)	(49,099)	(22,384)
Fair value gain on rental properties	58,614	287,439	(228,825)	60,032	502,814	(442,782)
Fair value gain on Canadian development properties	–	874	(874)	–	874	(874)
Fair value (loss) gain on derivative financial instruments and other liabilities	(18,448)	154,996	(173,444)	(11,460)	123,835	(135,295)
Other expenses ⁽¹⁾	(4,000)	(6,339)	2,339	(14,337)	(8,871)	(5,466)
Current income tax expense	(782)	(1,104)	322	(1,900)	(1,566)	(334)
Deferred income tax expense	(12,135)	(56,125)	43,990	(14,124)	(100,468)	86,344
Non-controlling interest	(1,433)	(1,025)	(408)	(3,875)	(2,135)	(1,740)
Net income from continuing operations attributable to Tricon's shareholders	\$ 45,335	\$ 404,579	\$ (359,244)	\$ 72,294	\$ 553,593	\$ (481,299)

(1) Other expenses for the Proportionate Income Statement includes Tricon's share of Transaction costs, Amortization and depreciation expense, Realized and unrealized foreign exchange gain and Other Income.

for the three and six months ended June 30, 2023

2.2 Historical proportionate income statement

For the three months ended (in thousands of U.S. dollars)	June 30, 2023	March 31, 2023	December 31, 2022	September 30, 2022	June 30, 2022	March 31, 2022
Revenue from single-family rental properties	\$ 113,311	\$ 110,870	\$ 107,778	\$ 105,038	\$ 99,852	\$ 94,559
Direct operating expenses	(36,113)	(36,268)	(34,034)	(33,717)	(32,665)	(31,268)
Net operating income from single-family rental properties	77,198	74,602	73,744	71,321	67,187	63,291
Revenue from strategic capital services	10,750	15,121	14,820	112,470	20,387	12,411
Fees eliminated upon consolidation	5,998	5,360	6,109	8,191	10,231	7,442
Income from equity-accounted investments in multi-family rental properties ⁽¹⁾	202	148	1,051	169	170	160
Income (loss) from equity-accounted investments in Canadian residential developments	869	(577)	7,690	3,621	(98)	(15)
Income from investments in U.S. residential developments	7,322	6,033	3,910	5,680	3,002	4,305
Compensation expense	(21,848)	(20,374)	(22,408)	(25,859)	(22,737)	(28,252)
Performance fees (expense) recovery	(692)	155	(3,798)	(4,375)	(15,117)	(12,564)
General and administration expense	(18,505)	(12,321)	(12,089)	(11,260)	(11,176)	(10,418)
Interest expense	(37,775)	(33,708)	(32,810)	(30,869)	(25,986)	(23,113)
Fair value gain on rental properties	58,614	1,418	5,914	72,720	287,439	215,375
Fair value (loss) gain on Canadian development properties	–	–	–	(1,314)	874	–
Fair value (loss) gain on derivative financial instruments and other liabilities	(18,448)	6,988	26,484	28,691	154,996	(31,161)
Other expenses ⁽²⁾	(4,000)	(10,337)	(12,798)	(8,173)	(6,339)	(2,532)
Current income tax (expense) recovery	(782)	(1,118)	5,665	29,860	(1,104)	(462)
Deferred income tax expense	(12,135)	(1,989)	(5,601)	(72,087)	(56,125)	(44,343)
Non-controlling interest	(1,433)	(2,442)	(2,544)	(860)	(1,025)	(1,110)
Net income from continuing operations attributable to Tricon's shareholders	\$ 45,335	\$ 26,959	\$ 53,339	\$ 177,926	\$ 404,579	\$ 149,014

(1) The Company classified its income from equity-accounted investments in U.S. multi-family rental properties as discontinued operations.

(2) Other expenses for the Proportionate Income Statement includes Tricon's share of Transaction costs, Amortization and depreciation expense, Realized and unrealized foreign exchange gain and Other Income.

for the three and six months ended June 30, 2023

2.3 Historical proportionate balance sheet

(in thousands of U.S. dollars, except per share amounts which are in U.S. dollars)	June 30, 2023	March 31, 2023	December 31, 2022	September 30, 2022	June 30, 2022	March 31, 2022
Assets						
Rental properties	\$ 6,980,346	\$ 6,826,021	\$ 6,797,730	\$ 6,705,605	\$ 6,398,997	\$ 5,834,380
Equity-accounted investments in multi-family rental properties	21,422	20,914	20,769	19,655	20,782	21,307
Equity-accounted investments in Canadian residential developments	116,052	106,694	106,538	95,967	97,521	102,277
Canadian development properties	157,597	140,512	136,413	130,978	138,920	139,765
Investments in U.S. residential developments	145,690	139,752	138,369	134,406	127,757	138,084
Restricted cash	80,987	65,228	57,222	109,472	92,326	87,093
Goodwill, intangible and other assets	140,556	134,617	137,358	133,378	132,594	129,056
Deferred income tax assets	75,080	72,794	75,062	78,847	115,160	106,291
Cash	68,207	83,028	132,215	65,428	59,388	74,543
Other working capital items	48,602	52,436	48,638	139,418	43,615	66,376
Assets held for sale	–	–	–	212,788	220,663	194,175
Total assets	\$ 7,834,539	\$ 7,641,996	\$ 7,650,314	\$ 7,825,942	\$ 7,447,723	\$ 6,893,347
Liabilities						
Debt	\$ 2,825,740	\$ 2,714,499	\$ 2,706,983	\$ 2,813,433	\$ 2,610,073	\$ 2,390,641
Due to Affiliate	259,563	258,179	256,824	255,498	254,201	252,930
Other liabilities	304,001	277,851	297,769	408,370	376,830	510,412
Deferred income tax liabilities	606,716	591,950	591,713	589,592	592,699	519,163
Total liabilities	\$ 3,996,020	\$ 3,842,479	\$ 3,853,289	\$ 4,066,893	\$ 3,833,803	\$ 3,673,146
Non-controlling interest	4,713	3,829	6,776	5,230	5,568	6,190
Net assets attributable to Tricon's shareholders	\$ 3,833,806	\$ 3,795,688	\$ 3,790,249	\$ 3,753,819	\$ 3,608,352	\$ 3,214,011
Net assets per share⁽¹⁾	\$ 14.09	\$ 13.96	\$ 13.89	\$ 13.74	\$ 13.21	\$ 11.77

(1) Net assets per share is calculated as net assets attributable to shareholders divided by the common shares outstanding as at each balance sheet date.

for the three and six months ended June 30, 2023

3. CORE FFO AND AFFO

3.1 Proportionate Core FFO and AFFO summary

For the periods ended June 30

(in thousands of U.S. dollars, except per share amounts which are in U.S. dollars, unless otherwise indicated)

	Three months			Six months		
	2023	2022	Variance	2023	2022	Variance
Revenue from single-family rental properties	\$ 113,311	\$ 99,852	\$ 13,459	\$ 224,181	\$ 194,411	\$ 29,770
Direct operating expenses	(36,113)	(32,665)	(3,448)	(72,381)	(63,933)	(8,448)
Net operating income from single-family rental properties	77,198	67,187	10,011	151,800	130,478	21,322
Core FFO from fees A	16,748	30,618	(13,870)	37,229	50,471	(13,242)
Core FFO from U.S. and Canadian multi-family rental ⁽¹⁾ B	195	2,505	(2,310)	386	4,826	(4,440)
Core FFO from U.S. residential developments	7,322	3,002	4,320	13,355	7,307	6,048
Other (expense) income C	(302)	(1,510)	1,208	(2,567)	416	(2,983)
Corporate overhead D	(31,612)	(30,751)	(861)	(62,445)	(62,729)	284
Interest expense E	(28,614)	(18,938)	(9,676)	(53,549)	(35,159)	(18,390)
Current income tax recovery (expense) ⁽²⁾	1,118	(1,104)	2,222	–	(1,566)	1,566
Core funds from operations (Core FFO)⁽³⁾	\$ 42,053	\$ 51,009	\$ (8,956)	\$ 84,209	\$ 94,044	\$ (9,835)
Recurring capital expenditures F	(8,293)	(10,279)	1,986	(17,401)	(19,656)	2,255
Adjusted funds from operations (AFFO)⁽³⁾	\$ 33,760	\$ 40,730	\$ (6,970)	\$ 66,808	\$ 74,388	\$ (7,580)
Core FFO per share ⁽³⁾	\$ 0.14	\$ 0.16	\$ (0.02)	\$ 0.27	\$ 0.30	\$ (0.03)
AFFO per share ⁽³⁾	\$ 0.11	\$ 0.13	\$ (0.02)	\$ 0.22	\$ 0.24	\$ (0.02)
Core FFO payout ratio ^{(3),(4)}	38%	31%	7%	38%	34%	4%
AFFO payout ratio ^{(3),(4)}	47%	39%	8%	47%	43%	4%
Weighted average shares outstanding – diluted	310,309,372	311,913,232	(1,603,860)	310,328,235	311,929,796	(1,601,561)

(1) Effective March 31, 2021, the Company sold an 80% interest in its U.S. multi-family rental portfolio, and as a result, began recognizing only 20% of the net income from the portfolio. Subsequently, on October 18, 2022, the Company sold its remaining 20% interest in the U.S. multi-family rental portfolio.

(2) Current income tax recovery (expense) reflects cash recovered (paid) in relation to continuing operations. Taxes paid on non-recurring transactions and gains from the sale of rental properties are excluded.

(3) Non-IFRS measures; see “Non-IFRS measures” on page 1, “Glossary and Defined Terms” and “Reconciliations” sections.

(4) Core FFO and AFFO payout ratios are computed by dividing dividends declared for the period by Core FFO and AFFO, respectively.

for the three and six months ended June 30, 2023

3.2 Proportionate Core FFO and AFFO detail

For the periods ended June 30 (in thousands of U.S. dollars)	Three months			Six months		
	2023	2022	Variance	2023	2022	Variance
Revenue from strategic capital services	\$ 10,750	\$ 20,387	\$ (9,637)	\$ 25,871	\$ 32,798	\$ (6,927)
Performance fees revenue from the sale of U.S. multi-family rental portfolio	–	–	–	–	–	–
Fees eliminated upon consolidation ⁽¹⁾	5,998	10,231	(4,233)	11,358	17,673	(6,315)
Core FFO from fees (A)	\$ 16,748	\$ 30,618	\$ (13,870)	\$ 37,229	\$ 50,471	\$ (13,242)
Net operating income from U.S. multi-family rental	\$ –	\$ 4,039	\$ (4,039)	\$ –	\$ 7,851	\$ (7,851)
General and administration expense from U.S. multi-family rental	–	(292)	292	–	(582)	582
Interest expense from U.S. multi-family rental	–	(1,428)	1,428	–	(2,798)	2,798
Core FFO from U.S. multi-family rental ⁽²⁾	–	2,319	(2,319)	–	4,471	(4,471)
Net operating income from Canadian multi-family rental	303	303	–	601	590	11
General and administration expense from Canadian multi-family rental	(8)	(1)	(7)	(15)	(7)	(8)
Interest expense from Canadian multi-family rental	(100)	(116)	16	(200)	(228)	28
Core FFO from Canadian multi-family rental	195	186	9	386	355	31
Core FFO from U.S. and Canadian multi-family rental (B)	\$ 195	\$ 2,505	\$ (2,310)	\$ 386	\$ 4,826	\$ (4,440)
Other expenses	\$ (4,000)	\$ (6,339)	\$ 2,339	\$ (14,337)	\$ (8,871)	\$ (5,466)
Interest rate cap derivative income	(742)	–	(742)	(2,262)	–	(2,262)
Non-controlling interest	(1,433)	(1,025)	(408)	(3,875)	(2,135)	(1,740)
Transaction costs	2,037	3,227	(1,190)	9,970	5,340	4,630
Amortization and depreciation expense	4,157	3,584	573	8,422	6,991	1,431
Other non-cash adjustments	(321)	(957)	636	(485)	(909)	424
Other (expense) income (C)	\$ (302)	\$ (1,510)	\$ 1,208	\$ (2,567)	\$ 416	\$ (2,983)
Compensation expense	\$ (21,848)	\$ (22,737)	\$ 889	\$ (42,222)	\$ (50,989)	\$ 8,767
Other performance fees and LTIP payments	(692)	(15,117)	14,425	(537)	(27,681)	27,144
Equity-based, non-cash and non-recurring compensation	4,241	18,845	(14,604)	7,217	38,794	(31,577)
Cash compensation expense	(18,299)	(19,009)	710	(35,542)	(39,876)	4,334
General and administration expense	(18,505)	(11,176)	(7,329)	(30,826)	(21,594)	(9,232)
Non-recurring general and administration expense	6,635	–	6,635	6,635	–	6,635
Lease payments on right-of-use assets	(1,443)	(566)	(877)	(2,712)	(1,259)	(1,453)
General and administration expense	(13,313)	(11,742)	(1,571)	(26,903)	(22,853)	(4,050)
Corporate overhead (D)	\$ (31,612)	\$ (30,751)	\$ (861)	\$ (62,445)	\$ (62,729)	\$ 284
Interest expense	\$ (37,775)	\$ (25,986)	\$ (11,789)	\$ (71,483)	\$ (49,099)	\$ (22,384)
Interest rate cap derivative income	742	–	742	2,262	–	2,262
Due to Affiliate	4,246	4,246	–	8,491	8,532	(41)
Amortization of deferred financing costs, discounts and lease obligations	4,173	2,802	1,371	7,181	5,408	1,773
Interest expense (E)	\$ (28,614)	\$ (18,938)	\$ (9,676)	\$ (53,549)	\$ (35,159)	\$ (18,390)
Single-family rental	\$ (8,275)	\$ (9,788)	\$ 1,513	\$ (17,368)	\$ (18,584)	\$ 1,216
U.S. multi-family rental	–	(469)	469	–	(1,022)	1,022
Canadian multi-family rental	(18)	(22)	4	(33)	(50)	17
Recurring capital expenditures (F)	\$ (8,293)	\$ (10,279)	\$ 1,986	\$ (17,401)	\$ (19,656)	\$ 2,255

(1) Asset management fees, acquisition fees, leasing fees and other fees earned from the limited partners of the single-family rental joint ventures are eliminated upon the consolidation of these Investment Vehicles. The limited partners' share of these fees is reflected in limited partners' interests on the consolidated income statement.

(2) For the period from January 1, 2021 to March 31, 2021, Core FFO from U.S. multi-family rental represents Tricon's legacy 100% ownership interest in the portfolio. For the period from April 1, 2021 to December 31, 2022, Core FFO from U.S. multi-family rental represents Tricon's remaining 20% ownership interest in the portfolio.

for the three and six months ended June 30, 2023

3.3 Historical proportionate Core FFO and AFFO

For the three months ended

(in thousands of U.S. dollars, except per share amounts which are in U.S. dollars, unless otherwise indicated)

	June 30, 2023	March 31, 2023	December 31, 2022	September 30, 2022	June 30, 2022	March 31, 2022
Revenue from single-family rental properties	\$ 113,311	\$ 110,870	\$ 107,778	\$ 105,038	\$ 99,852	\$ 94,559
Direct operating expenses	(36,113)	(36,268)	(34,034)	(33,717)	(32,665)	(31,268)
Net operating income from single-family rental properties	77,198	74,602	73,744	71,321	67,187	63,291
Core FFO from fees	16,748	20,481	120,795	20,795	30,618	19,853
Core FFO from U.S. and Canadian multi-family rental ⁽¹⁾	195	191	868	2,479	2,505	2,321
Core FFO from U.S. residential developments	7,322	6,033	3,910	5,680	3,002	4,305
Other (expense) income	(302)	(2,265)	(2,166)	4,358	(1,510)	1,926
Corporate overhead	(31,612)	(30,833)	(80,619)	(34,631)	(30,751)	(31,978)
Interest expense	(28,614)	(24,935)	(25,356)	(23,624)	(18,938)	(16,221)
Current income tax recovery (expense)	1,118	(1,118)	5,665	25	(1,104)	(462)
Core funds from operations (Core FFO)⁽²⁾	\$ 42,053	\$ 42,156	\$ 96,841	\$ 46,403	\$ 51,009	\$ 43,035
Recurring capital expenditures	(8,293)	(9,108)	(8,147)	(11,221)	(10,279)	(9,377)
Adjusted funds from operations (AFFO)⁽²⁾	\$ 33,760	\$ 33,048	\$ 88,694	\$ 35,182	\$ 40,730	\$ 33,658
Core FFO per share ⁽²⁾	\$ 0.14	\$ 0.14	\$ 0.31	\$ 0.15	\$ 0.16	\$ 0.14
AFFO per share ⁽²⁾	\$ 0.11	\$ 0.11	\$ 0.28	\$ 0.11	\$ 0.13	\$ 0.11
Core FFO payout ratio ⁽²⁾	38%	38%	16%	34%	31%	37%
AFFO payout ratio ⁽²⁾	47%	48%	18%	45%	39%	47%
Weighted average shares outstanding – diluted	310,309,372	310,314,809	311,222,080	311,910,445	311,913,232	311,843,796

(1) For the period from April 1, 2021 to December 31, 2022, Core FFO from U.S. multi-family rental represents Tricon's remaining 20% ownership interest in the portfolio.

(2) Non-IFRS measures; see "Non-IFRS measures" on page 1, "Glossary and Defined Terms" and "Reconciliations" sections.

for the three and six months ended June 30, 2023

4. LEVERAGE RATIOS

4.1 Pro-rata assets

Tricon's pro-rata assets include its share of total assets of non-consolidated entities on a look-through basis, which are shown as equity-accounted investments on its proportionate balance sheet above.

(in thousands of U.S. dollars)	June 30, 2023
Pro-rata assets of consolidated entities⁽¹⁾	\$ 7,697,065
Canadian multi-family rental properties	39,955
Canadian residential developments ⁽²⁾	291,335
Pro-rata assets of non-consolidated entities	331,290
Pro-rata assets, total	\$ 8,028,355
Pro-rata assets (net of cash), total⁽³⁾	\$ 7,872,860

(1) Includes proportionate total assets presented in Section 2.3 excluding equity-accounted investments in Canadian multi-family rental properties and equity-accounted investments in Canadian residential developments.

(2) Excludes right-of-use assets under ground leases of \$35,050.

(3) Reflects proportionate cash and restricted cash of \$149,194 as well as pro-rata cash and restricted cash of non-consolidated entities of \$6,301.

4.2 Pro-rata net debt to assets

(in thousands of U.S. dollars, except percentages)	June 30, 2023
Pro-rata debt of consolidated entities	\$ 2,825,740
Canadian multi-family rental properties	17,582
Canadian residential developments ⁽¹⁾	159,568
Pro-rata debt of non-consolidated entities	177,150
Pro-rata debt, total	\$ 3,002,890
Pro-rata net debt, total⁽²⁾	\$ 2,847,395
Pro-rata net debt to assets	36.2%

(1) Excludes lease obligations under ground leases of \$35,050.

(2) Reflects proportionate cash and restricted cash of \$149,194 as well as pro-rata cash and restricted cash of non-consolidated entities of \$6,301.

4.3 Pro-rata net debt to adjusted EBITDAre

(in thousands of U.S. dollars)	June 30, 2023
Pro-rata debt of consolidated entities, excluding facilities related to non-income generating assets⁽¹⁾	\$ 2,460,811
Canadian multi-family rental properties debt	17,582
Pro-rata debt of non-consolidated entities (stabilized properties)	17,582
Pro-rata debt (stabilized properties), total	\$ 2,478,393
Pro-rata net debt (stabilized properties), total⁽²⁾	\$ 2,361,344
Adjusted EBITDAre (annualized)⁽³⁾	\$ 283,316
Pro-rata net debt to Adjusted EBITDAre (annualized)	8.3x

(1) Excludes \$38,886 of development debt directly related to the consolidated Canadian development portfolio and \$326,043 of subscription and warehouse facilities related to acquisitions of vacant single-family homes, which do not fully contribute to Adjusted EBITDAre.

(2) Reflects proportionate cash and restricted cash (excluding cash held at development entities and excess cash held at single-family rental joint venture entities) of \$116,773 as well as pro-rata cash and restricted cash of non-consolidated entities for stabilized properties of \$276.

(3) Adjusted EBITDAre is a non-IFRS measure (see Section 11.4 in "Reconciliations" for the calculations). Refer to the "Glossary and Defined Terms" section for details.

for the three and six months ended June 30, 2023

5. CAPITALIZATION

5.1 Debt structure

June 30, 2023										
(in thousands of U.S. dollars)	Maturity dates	Coupon/ stated interest rates	Interest rate floor	Interest rate cap	Effective interest rates ⁽¹⁾	Extension options	Total facility	Outstanding balance	Proportionate balance	
Term loan ⁽³⁾	October 2023	SOFR+2.30%	0.50% SOFR	5.50% SOFR	7.13%	One year	\$ 209,532	\$ 209,532	\$ 209,532	
Securitization debt 2017-2	January 2024	3.68%	N/A	N/A	3.68%	N/A	328,394	328,394	328,394	
Warehouse credit facility 2022	January 2024	SOFR+1.85%	0.15% SOFR	3.25% LIBOR	5.10%	One year	50,000	–	–	
Securitization debt 2018-1	May 2025	3.96%	N/A	N/A	3.96%	N/A	295,978	295,978	295,978	
Securitization debt 2020-2	November 2027	1.94%	N/A	N/A	1.94%	N/A	415,776	415,776	415,776	
Single-family rental wholly-owned properties borrowings							1,299,680	1,249,680	1,249,680	
SFR JV-1 securitization debt 2019-1	March 2026	3.12%	N/A	N/A	3.12%	N/A	331,707	331,707	111,675	
SFR JV-1 securitization debt 2020-1	July 2026	2.43%	N/A	N/A	2.43%	N/A	552,441	552,441	185,988	
SFR JV-1 securitization debt 2021-1	July 2026	2.57%	N/A	N/A	2.57%	N/A	682,956	682,956	229,928	
Single-family rental JV-1 properties borrowings							1,567,104	1,567,104	527,591	
SFR JV-2 subscription facility ⁽⁴⁾	July 2023	SOFR+2.00%	0.15% SOFR	N/A	6.83%	One year	265,098	263,000	77,118	
SFR JV-2 warehouse credit facility ⁽⁵⁾	July 2024	SOFR+1.99%	0.10% SOFR	3.25% SOFR	5.24%	One year	700,000	588,061	172,435	
SFR JV-2 term loan	October 2025	SOFR+2.10%	0.50% SOFR	4.55% SOFR	6.65%	Two one years	500,000	390,671	114,555	
SFR JV-2 securitization debt 2022-1	April 2027	4.32%	N/A	N/A	4.32%	N/A	530,387	530,387	155,523	
SFR JV-2 securitization debt 2022-2	July 2028	5.47%	N/A	N/A	5.47%	N/A	347,772	347,772	101,976	
SFR JV-2 delayed draw term loan	September 2028	5.39%	N/A	N/A	5.39%	N/A	200,000	194,480	57,027	
Single-family rental JV-2 properties borrowings							2,543,257	2,314,371	678,634	
SFR JV-HD warehouse credit facility	May 2024	SOFR+2.00%	0.15% SOFR	2.85% SOFR	4.95%	One year	350,000	231,317	77,877	
JV-HD term loan A	March 2028	5.96%	N/A	N/A	5.96%	N/A	150,000	150,000	50,500	
JV-HD term loan B	March 2028	5.96%	N/A	N/A	5.96%	N/A	150,000	150,000	50,500	
Single-family rental JV-HD properties borrowings							650,000	531,317	178,877	
Single-family rental properties borrowings							4.32%	6,060,041	5,662,472	2,634,782
The Shops of Summerhill mortgage	October 2025	5.58%	N/A	N/A	5.58%	N/A	16,319	16,319	16,319	
Construction facility	June 2026	Prime+1.25%	N/A	N/A	7.98%	One year	173,719	22,644	22,644	
Canadian development properties borrowings							6.98%	190,038	38,963	38,963
Corporate office mortgages	November 2024	4.25%	N/A	N/A	4.30%	N/A	12,785	12,785	12,785	
Corporate credit facility	June 2025	SOFR+3.10%	N/A	N/A	7.97%	N/A	500,000	158,000	158,000	
Corporate borrowings							7.70%	512,785	170,785	170,785
Total debt – gross								\$ 5,872,220	\$ 2,844,530	
Transaction costs (net of amortization)								(44,249)	(18,364)	
Debt discount (net of amortization)								(426)	(426)	
Total debt					4.44%		\$ 6,762,864	\$ 5,827,545	\$ 2,825,740	
Fixed-rate debt – principal value⁽²⁾					3.62%			\$ 4,008,995	\$ 2,012,369	
Floating-rate debt – principal value⁽²⁾					6.20%			\$ 1,863,225	\$ 832,161	

(1) The effective interest rate was determined using the ending consolidated debt balances as at June 30, 2023 and the average of the applicable reference rates for the six months ended June 30, 2023. The effective interest rate using the average consolidated debt balances and the average of the applicable reference rates for the six months ended June 30, 2023 was 4.39%.

(2) As at June 30, 2023, Tricon's proportionate share of gross debt was comprised of 71% fixed-rate debt and 29% floating-rate debt.

(3) On July 27, 2023, the Company amended the loan agreement to extend the maturity of the term loan by six months to April 2024 (with the option to extend for another six months to October 2024) and increase the commitment value by \$100,000 to \$309,532. The coupon rate remains unchanged.

(4) Subsequent to quarter-end, the SFR JV-2 subscription facility was repaid in full.

(5) On July 11, 2023, the Company refinanced the SFR JV-2 warehouse facility by closing a new securitization with a face amount of approximately \$416,000, a weighted average yield of approximately 5.86% and a term to maturity of approximately five years.

for the three and six months ended June 30, 2023

5.2 Equity capital structure

	June 30, 2023	December 31, 2022	Variance
Common shares outstanding	272,171,019	272,840,692	(669,673)
Restricted common shares	632,966	624,088	8,878
Number of basic common shares issued⁽¹⁾	272,803,985	273,464,780	(660,795)
Outstanding stock options	3,836,723	3,839,723	(3,000)
Outstanding deferred share units (DSUs)	2,352,163	2,419,824	(67,661)
Common shares underlying exchangeable preferred units	34,744,118	34,744,118	–

(1) Of the basic shares issued, Tricon's reporting insiders own or control a total of 7,984,477 outstanding common shares as at June 30, 2023. Together with 3,836,723 stock options and 2,352,163 DSUs presented above, Tricon's combined reporting insiders ownership represents 5.1% of total outstanding common shares, DSUs and stock options.

5.3 Weighted average diluted shares

Weighted average amounts for net income	Q2 2023	Q2 2022	Variance
Basic common shares outstanding	272,320,468	273,038,745	(718,277)
Shares potentially issuable from vesting/conversion of stock compensation	3,244,786	4,130,369	(885,583)
Common shares underlying exchangeable preferred units ⁽¹⁾	–	34,744,118	(34,744,118)
Total diluted common shares	275,565,254	311,913,232	(36,347,978)

Weighted average amounts for Core FFO and AFFO	Q2 2023	Q2 2022	Variance
Basic common shares outstanding	272,320,468	273,038,745	(718,277)
Shares potentially issuable from vesting/conversion of stock compensation	3,244,786	4,130,369	(885,583)
Common shares underlying exchangeable preferred units	34,744,118	34,744,118	–
Total diluted common shares	310,309,372	311,913,232	(1,603,860)

(1) For the six months ended June 30, 2023, the impact of exchangeable preferred units was anti-dilutive and therefore was excluded from the calculation of total diluted common shares.

for the three and six months ended June 30, 2023

6. SUMMARY OF OPERATIONAL PERFORMANCE

The presentation of non-IFRS measures throughout this section reflects Tricon's proportionate share of the business, unless otherwise stated.

6.1 Operational highlights by business

For the periods ended June 30 (in thousands of U.S. dollars, except percentages and units)	Three months		Six months	
	2023	2022	2023	2022
SINGLE-FAMILY RENTAL				
Total rental homes managed			37,162	33,587
Tricon's proportionate share of rental homes ⁽¹⁾	21,656	20,910	21,656	20,910
Average monthly rent ⁽¹⁾	\$ 1,792	\$ 1,670	\$ 1,780	\$ 1,653
Occupancy ⁽¹⁾	95.6%	94.6%	95.3%	93.5%
Total proportionate net operating income (NOI) ^{(1),(2)}	\$ 77,198	\$ 67,187	\$ 151,800	\$ 130,478
Total proportionate net operating income (NOI) growth ^{(1),(2)}	14.9%	24.3%	16.3%	23.5%
Same home net operating income (NOI) margin ^{(1),(2)}	68.2%	68.4%	68.8%	68.5%
Same home net operating income (NOI) growth ^{(1),(2)}	6.3%	N/A	6.2%	N/A
Same home occupancy ⁽¹⁾	97.5%	98.0%	97.4%	97.9%
Same home annualized turnover ⁽¹⁾	19.2%	18.9%	17.7%	17.5%
Same home average quarterly rent growth – renewal ⁽¹⁾	6.6%	6.3%	6.6%	6.3%
Same home average quarterly rent growth – new move-in ⁽¹⁾	9.8%	18.0%	10.0%	17.8%
Same home average quarterly rent growth – blended ⁽¹⁾	7.4%	8.4%	7.3%	8.4%
ADJACENT RESIDENTIAL BUSINESSES				
Canadian multi-family rental⁽³⁾				
Total units managed			500	500
Net operating income (NOI) ^{(2),(4)}	\$ 303	\$ 303	\$ 600	\$ 590
Net operating income (NOI) margin ^{(2),(4)}	62.5%	63.1%	62.9%	62.6%
Residential development				
Cash distributions from investments to Tricon excluding performance fees	\$ 2,924	\$ 14,676	\$ 9,078	\$ 25,850
STRATEGIC CAPITAL SERVICES				
Core FFO from fees ⁽²⁾	\$ 16,748	\$ 30,618	\$ 37,229	\$ 50,471
			June 30, 2023	December 31, 2022
ADJACENT RESIDENTIAL BUSINESSES				
Residential development				
Investments in residential developments ⁽⁵⁾			\$ 377,987	\$ 359,619
STRATEGIC CAPITAL SERVICES				
Third-party AUM ⁽²⁾			8,292,044	8,120,344
Total AUM ⁽²⁾			16,329,920	16,003,252

(1) Operating metrics are stated at Tricon's proportionate share of the managed portfolio and exclude limited partners' interests in the SFR JV-1, SFR JV-HD and SFR JV-2 portfolios.

(2) Non-IFRS measures are presented to illustrate alternative relevant measures to assess the Company's performance. Refer to "Non-IFRS measures" on [page 1](#), "Glossary and Defined Terms" and "Reconciliations" sections.

(3) Presented within equity-accounted investments in multi-family rental properties and income from equity-accounted investments in multi-family rental properties, respectively, on the Company's balance sheet and income statement. Tricon's proportionate share of the operating results and key performance metrics is presented to provide more insight into underlying property operations.

(4) Operating metrics are stated at Tricon's proportionate share of the managed portfolio and exclude limited partner's interest in The Selby.

(5) Represents Tricon's equity-accounted investments in Canadian residential developments, Canadian development properties (net of debt) and investments in U.S. residential developments.

for the three and six months ended June 30, 2023

7. SINGLE-FAMILY RENTAL

7.1 Total portfolio and acquisition summary

	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022	Q1 2022
Tricon wholly-owned rental homes	14,637	14,529	14,735	14,894	15,034	15,127
SFR JV rental homes	22,130	21,575	21,173	20,368	18,389	15,905
Total rental homes	36,767	36,104	35,908	35,262	33,423	31,032
Other homes managed ⁽¹⁾	157	124	110	91	71	57
Homes held for sale	238	297	241	192	93	57
Homes managed	37,162	36,525	36,259	35,545	33,587	31,146
Tricon's % ownership	58.9%	59.2%	59.8%	60.6%	62.6%	65.3%
Homes acquired	805	409	815	1,988	2,489	1,935
Less homes disposed	(201)	(157)	(120)	(50)	(62)	(41)
Other homes managed ⁽¹⁾	33	14	19	20	14	15
Net homes added during the quarter	637	266	714	1,958	2,441	1,909
Acquisition cost per home (in U.S. dollars) ⁽²⁾	\$ 326,000	\$ 318,000	\$ 331,000	\$ 352,000	\$ 364,000	\$ 347,000
Total cost basis of homes acquired (in thousands of U.S. dollars)	\$ 263,000	\$ 130,000	\$ 270,000	\$ 700,000	\$ 906,000	\$ 671,000
Tricon's proportionate cost basis of homes acquired (in thousands of U.S. dollars)	\$ 137,000	\$ 40,000	\$ 84,000	\$ 213,000	\$ 274,000	\$ 202,000

(1) The homes are part of Tricon's build-to-rent development strategy currently being pursued within the THPAS JV-1 joint venture investment vehicle, which is not consolidated with Tricon's other SFR joint venture arrangements in this summary.

(2) The acquisition cost per home includes the initial purchase price, closing costs, and up-front renovation costs.

for the three and six months ended June 30, 2023

7.2 Total portfolio – home characteristics by market

Geography	Rental homes	Average vintage	Average total cost per home (in U.S. dollars)	Average size (sq. feet)	Tricon % ownership
Atlanta	7,417	2000	\$ 218,000	1,787	65.1%
Charlotte	4,116	2002	239,000	1,678	55.0%
Nashville	2,038	2010	340,000	1,848	33.2%
Columbia	1,237	2001	181,000	1,581	53.5%
Raleigh	1,006	2010	305,000	1,699	33.3%
Greensboro	503	2011	308,000	1,944	31.7%
Greenville	384	2015	287,000	1,823	33.5%
Southeast United States	16,701	2003	\$ 245,000	1,751	54.2%
Phoenix	3,024	2000	\$ 266,000	1,718	77.1%
Las Vegas	1,084	2000	285,000	1,699	68.6%
Northern California	978	1970	244,000	1,308	99.7%
Reno	288	1985	239,000	1,571	89.9%
Southern California	161	1982	211,000	1,511	100.0%
Western United States	5,535	1994	\$ 263,000	1,628	80.8%
Dallas	3,030	2000	\$ 248,000	1,661	57.2%
Houston	2,077	1999	203,000	1,643	59.9%
San Antonio	1,328	2008	241,000	1,718	44.9%
Austin	256	2018	335,000	1,696	32.4%
Texas	6,691	2002	\$ 236,000	1,668	54.6%
Tampa	2,945	1995	\$ 256,000	1,648	64.6%
Jacksonville	1,549	2001	253,000	1,613	51.5%
Orlando	1,245	2000	301,000	1,639	53.9%
Southeast Florida	185	1967	223,000	1,449	100.0%
Florida	5,924	1997	\$ 264,000	1,631	60.0%
Indianapolis	1,916	2003	\$ 220,000	1,725	48.0%
Midwest United States	1,916	2003	\$ 220,000	1,725	48.0%
Total/Weighted average	36,767	2001	\$ 248,000	1,697	58.9%

for the three and six months ended June 30, 2023

7.3 Total portfolio – acquisitions and dispositions

For the three months ended June 30, 2023				
Geography	Homes acquired	Average total cost per home (in U.S. dollars)	Total cost basis (in thousands of U.S. dollars)	Tricon's % ownership
Atlanta	151	\$ 319,000	\$ 48,000	48.4%
Charlotte	57	333,000	19,000	41.7%
Nashville	62	366,000	23,000	59.3%
Columbia	30	254,000	8,000	60.1%
Raleigh	60	337,000	20,000	57.2%
Greensboro	49	310,000	15,000	48.1%
Greenville	22	276,000	6,000	77.5%
Southeast United States	431	\$ 322,000	\$ 139,000	52.6%
Phoenix	58	\$ 420,000	\$ 24,000	42.9%
Las Vegas	3	412,000	1,000	76.4%
Western United States	61	\$ 420,000	\$ 25,000	44.5%
Dallas	82	\$ 316,000	\$ 26,000	49.9%
Houston	23	249,000	6,000	38.3%
San Antonio	33	304,000	10,000	37.6%
Austin	4	301,000	1,000	50.3%
Texas	142	\$ 302,000	\$ 43,000	45.2%
Tampa	51	\$ 345,000	\$ 18,000	51.6%
Jacksonville	32	320,000	10,000	62.5%
Orlando	19	346,000	7,000	44.2%
Florida	102	\$ 337,000	\$ 35,000	53.6%
Indianapolis	69	\$ 302,000	\$ 21,000	63.8%
Midwest United States	69	\$ 302,000	\$ 21,000	63.8%
Total acquisitions	805	\$ 326,000	\$ 263,000	51.7%
<hr/>				
	Homes disposed	Average sale price per home (in U.S. dollars)	Total sale price (in thousands of U.S. dollars)	Tricon's % ownership
Total dispositions	201	\$ 349,000	\$ 70,000	97.3%

for the three and six months ended June 30, 2023

7.4 Proportionate total portfolio – NOI summary

For the three months ended June 30

(in thousands of U.S. dollars)	2023	% of revenue	2022	% of revenue	Variance	% Variance
Rental revenue ⁽¹⁾	\$ 107,981		\$ 94,356		\$ 13,625	14.4%
Other revenue ⁽¹⁾	5,330		5,496		(166)	(3.0%)
Total revenue from rental properties	\$ 113,311	100.0%	\$ 99,852	100.0%	\$ 13,459	13.5%
Property taxes	18,066	15.9%	15,743	15.8%	2,323	14.8%
Repairs and maintenance	4,286	3.8%	4,795	4.8%	(509)	(10.6%)
Turnover	1,581	1.4%	1,312	1.3%	269	20.5%
Property management expenses	6,858	6.1%	6,543	6.6%	315	4.8%
Property insurance	1,350	1.2%	1,291	1.3%	59	4.6%
Marketing and leasing	319	0.3%	303	0.3%	16	5.3%
Homeowners' association (HOA) costs	1,879	1.7%	1,238	1.2%	641	51.8%
Other direct expenses ⁽²⁾	1,774	1.6%	1,440	1.4%	334	23.2%
Total direct operating expenses	36,113		32,665		3,448	10.6%
Net operating income (NOI)⁽³⁾	\$ 77,198		\$ 67,187		\$ 10,011	14.9%
Net operating income (NOI) margin⁽³⁾	68.1%		67.3%			

(1) All rental and other revenue are reflected net of bad debt. The Company has reserved 100% of residents' accounts receivable balances aged more than 30 days, less the amount of residents' security deposits on hand.

(2) Other direct expenses include property utilities on vacant homes and other property operating costs associated with ancillary revenue offerings. Utility expenses including water, sewer, waste, gas and electricity are borne by the resident when a home is occupied; such expenses are only incurred by Tricon when a home is vacant or is being turned.

(3) Non-IFRS measures; see "Non-IFRS measures" on page 1, "Glossary and Defined Terms" and "Reconciliations" sections.

For the six months ended June 30

(in thousands of U.S. dollars)	2023	% of revenue	2022	% of revenue	Variance	% Variance
Rental revenue ⁽¹⁾	\$ 213,754		\$ 183,960		\$ 29,794	16.2%
Other revenue ⁽¹⁾	10,427		10,451		(24)	(0.2%)
Total revenue from rental properties	\$ 224,181	100.0%	\$ 194,411	100.0%	\$ 29,770	15.3%
Property taxes	36,433	16.3%	30,689	15.8%	5,744	18.7%
Repairs and maintenance	9,052	4.0%	9,976	5.1%	(924)	(9.3%)
Turnover	2,542	1.1%	2,373	1.2%	169	7.1%
Property management expenses	13,774	6.1%	12,372	6.4%	1,402	11.3%
Property insurance	2,834	1.3%	2,579	1.3%	255	9.9%
Marketing and leasing	588	0.3%	568	0.3%	20	3.5%
Homeowners' association (HOA) costs	3,557	1.6%	2,435	1.3%	1,122	46.1%
Other direct expenses ⁽²⁾	3,601	1.6%	2,941	1.5%	660	22.4%
Total direct operating expenses	72,381		63,933		8,448	13.2%
Net operating income (NOI)⁽³⁾	\$ 151,800		\$ 130,478		\$ 21,322	16.3%
Net operating income (NOI) margin⁽³⁾	67.7%		67.1%			

(1) All rental and other revenue are reflected net of bad debt. The Company has reserved 100% of residents' accounts receivable balances aged more than 30 days, less the amount of residents' security deposits on hand.

(2) Other direct expenses include property utilities on vacant homes and other property operating costs associated with ancillary revenue offerings. Utility expenses including water, sewer, waste, gas and electricity are borne by the resident when a home is occupied; such expenses are only incurred by Tricon when a home is vacant or is being turned.

(3) Non-IFRS measures; see "Non-IFRS measures" on page 1, "Glossary and Defined Terms" and "Reconciliations" sections.

7.5 Proportionate total portfolio – capital expenditures summary

(in thousands of U.S. dollars)	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022	Q1 2022
Renovation capital expenditures	\$ 16,027	\$ 11,220	\$ 22,647	\$ 30,831	\$ 26,932	\$ 24,724
Recurring capital expenditures	8,275	9,093	8,037	10,750	9,788	8,796
Value-enhancing capital expenditures	4,285	3,450	5,685	6,705	7,009	3,751
Total capital expenditures	\$ 28,587	\$ 23,763	\$ 36,369	\$ 48,286	\$ 43,729	\$ 37,271

for the three and six months ended June 30, 2023

7.6 Proportionate same home portfolio – quarterly operating trends

(in U.S. dollars)	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022	Q1 2022
Rental homes – same home portfolio ^{(1),(2)}	21,778	21,778	21,778	21,778	21,778	21,778
Tricon's proportionate share of rental homes – same home portfolio ⁽¹⁾	15,799	15,799	15,799	15,799	15,799	15,799
Occupancy	97.5%	97.3%	97.7%	97.6%	98.0%	97.9%
Annualized turnover rate	19.2%	16.1%	12.8%	19.7%	18.9%	16.0%
Average monthly rent	\$ 1,733	\$ 1,707	\$ 1,681	\$ 1,658	\$ 1,624	\$ 1,589
Average quarterly rent growth – renewal ⁽³⁾	6.6%	6.5%	6.8%	6.6%	6.3%	6.2%
Average quarterly rent growth – new move-in ⁽³⁾	9.8%	10.3%	9.8%	15.1%	18.0%	17.5%
Average quarterly rent growth – blended ⁽³⁾	7.4%	7.2%	7.3%	8.3%	8.4%	8.5%

- (1) "Same home" or "same home portfolio" includes homes that were stabilized 90 days prior to the first day of the prior-year comparative period as per the guidelines of the National Rental Home Council. It excludes homes that have been either sold or designated for sale or taken out of service as a result of a major renovation. This same home portfolio is defined on January 1 of each reporting year. Based on this definition, any home currently included in the same home portfolio will have satisfied the conditions described above prior to September 30, 2021, and those homes have been held in operations throughout the full periods presented in both 2022 and 2023.
- (2) The number of rental homes is presented in aggregate whereas the operating metrics reflect Tricon's proportionate share of the same home portfolio.
- (3) Represents the percentage difference between the monthly rent from an expiring lease and the monthly rent from the next lease. Average quarterly rent growth reflects the impact of rent concessions amortized over the life of the related lease and excludes any leases on a month-to-month basis or with terms shorter than six months.

7.7 Proportionate same home portfolio – quarterly NOI

(in thousands of U.S. dollars)	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022	Q1 2022
Revenue from rental properties ⁽¹⁾	\$ 82,106	\$ 80,142	\$ 79,496	\$ 78,659	\$ 77,033	\$ 76,447
Direct operating expenses	26,078	24,474	24,077	24,521	24,329	23,971
Net operating income (NOI)⁽²⁾	\$ 56,028	\$ 55,668	\$ 55,419	\$ 54,138	\$ 52,704	\$ 52,476
Net operating income (NOI) margin⁽²⁾	68.2%	69.5%	69.7%	68.8%	68.4%	68.6%

- (1) Revenue is reflected net of bad debt. The Company has reserved 100% of residents' accounts receivable balances aged more than 30 days, less the amount of residents' security deposits on hand.
- (2) Non-IFRS measures; see "Non-IFRS measures" on page 1, "Glossary and Defined Terms" and "Reconciliations" sections.

7.8 Proportionate same home portfolio – NOI summary

For the three months ended June 30

(in thousands of U.S. dollars)	2023	% of revenue	2022	% of revenue	Variance	% Variance
Rental revenue ⁽¹⁾	\$ 78,770		\$ 73,415		\$ 5,355	7.3%
Other revenue ⁽¹⁾	3,336		3,618		(282)	(7.8%)
Total revenue from rental properties	\$ 82,106	100.0%	\$ 77,033	100.0%	\$ 5,073	6.6%
Property taxes	13,300	16.2%	12,107	15.7%	1,193	9.9%
Repairs and maintenance	3,622	4.4%	3,770	4.9%	(148)	(3.9%)
Turnover	1,013	1.2%	1,122	1.5%	(109)	(9.7%)
Property management expenses	4,613	5.6%	4,381	5.7%	232	5.3%
Property insurance	984	1.2%	878	1.1%	106	12.1%
Marketing and leasing	138	0.2%	105	0.1%	33	31.4%
Homeowners' association (HOA) costs	1,283	1.6%	941	1.2%	342	36.3%
Other direct expenses ⁽²⁾	1,125	1.4%	1,025	1.3%	100	9.8%
Total direct operating expenses	26,078		24,329		1,749	7.2%
Net operating income (NOI)⁽³⁾	\$ 56,028		\$ 52,704		\$ 3,324	6.3%
Net operating income (NOI) margin⁽³⁾	68.2%		68.4%			

- (1) All rental and other revenue are reflected net of bad debt. The Company has reserved 100% of residents' accounts receivable balances aged more than 30 days, less the amount of residents' security deposits on hand.
- (2) Other direct expenses include property utilities on vacant homes and other property operating costs associated with ancillary revenue offerings. Utility expenses including water, sewer, waste, gas and electricity are borne by the resident when a home is occupied; such expenses are only incurred by Tricon when a home is vacant or is being turned.
- (3) Non-IFRS measures; see "Non-IFRS measures" on page 1, "Glossary and Defined Terms" and "Reconciliations" sections.

for the three and six months ended June 30, 2023

7.8 Proportionate same home portfolio – NOI summary (continued)

For the six months ended June 30

(in thousands of U.S. dollars)	2023	% of revenue	2022	% of revenue	Variance	% Variance
Rental revenue ⁽¹⁾	\$ 155,896		\$ 146,335		\$ 9,561	6.5%
Other revenue ⁽¹⁾	6,352		7,145		(793)	(11.1%)
Total revenue from rental properties	\$ 162,248	100.0%	\$ 153,480	100.0%	\$ 8,768	5.7%
Property taxes	26,291	16.2%	23,920	15.6%	2,371	9.9%
Repairs and maintenance	6,818	4.2%	7,772	5.1%	(954)	(12.3%)
Turnover	1,676	1.0%	2,078	1.4%	(402)	(19.3%)
Property management expenses	8,907	5.5%	8,649	5.6%	258	3.0%
Property insurance	1,965	1.2%	1,765	1.1%	200	11.3%
Marketing and leasing	260	0.2%	211	0.1%	49	23.2%
Homeowners' association (HOA) costs	2,384	1.5%	1,909	1.2%	475	24.9%
Other direct expenses ⁽²⁾	2,251	1.4%	1,996	1.3%	255	12.8%
Total direct operating expenses	50,552		48,300		2,252	4.7%
Net operating income (NOI)⁽³⁾	\$ 111,696		\$ 105,180		\$ 6,516	6.2%
Net operating income (NOI) margin⁽³⁾	68.8%		68.5%			

(1) All rental and other revenues are reflected net of bad debt. The Company has reserved 100% of residents' accounts receivable balances aged more than 30 days, less the amount of residents' security deposits on hand.

(2) Other direct expenses include property utilities on vacant homes and other property operating costs associated with ancillary revenue offerings. Utility expenses including water, sewer, waste, gas and electricity are borne by the resident when a home is occupied and are not then expenses of the Company; such expenses are only borne by Tricon when a home is vacant or undergoing turnover.

(3) Non-IFRS measures; see "Non-IFRS measures" on page 1, "Glossary and Defined Terms" and "Reconciliations" sections.

7.9 Proportionate same home portfolio – NOI year-over-year comparison by market

Geography	Rental homes ⁽¹⁾	NOI ⁽²⁾			NOI margin ⁽²⁾		
		Q2 2023	Q2 2022	Change (%)	Q2 2023	Q2 2022	Change (%)
Atlanta	5,127	\$ 12,565	\$ 11,905	5.5%	66.6%	67.0%	(0.4%)
Charlotte	2,734	6,163	5,770	6.8%	72.8%	73.0%	(0.2%)
Nashville	1,013	1,672	1,497	11.7%	77.9%	76.3%	1.6%
Columbia	821	1,412	1,295	9.0%	63.2%	62.6%	0.6%
Raleigh	359	465	415	12.0%	74.5%	71.6%	2.9%
Greensboro	10	13	10	30.0%	75.0%	69.3%	5.7%
Southeast United States	10,064	\$ 22,290	\$ 20,892	6.7%	68.9%	69.0%	(0.1%)
Phoenix	1,944	\$ 7,431	\$ 6,892	7.8%	76.7%	75.8%	0.9%
Northern California	874	4,476	4,565	(1.9%)	79.2%	84.5%	(5.3%)
Las Vegas	590	2,282	2,127	7.3%	76.2%	75.1%	1.1%
Reno	228	1,161	1,168	(0.6%)	81.9%	84.2%	(2.3%)
Southern California	145	680	690	(1.4%)	75.5%	78.9%	(3.4%)
Western United States	3,781	\$ 16,030	\$ 15,442	3.8%	77.6%	78.9%	(1.3%)
Tampa	1,818	\$ 5,267	\$ 4,983	5.7%	62.8%	63.9%	(1.1%)
Jacksonville	807	1,755	1,596	10.0%	64.9%	63.6%	1.3%
Orlando	484	1,443	1,287	12.1%	64.8%	62.7%	2.1%
Florida	3,109	\$ 8,465	\$ 7,866	7.6%	63.6%	63.6%	-
Dallas	1,705	\$ 3,770	\$ 3,629	3.9%	58.0%	59.9%	(1.9%)
Houston	1,438	2,651	2,388	11.0%	55.9%	53.4%	2.5%
San Antonio	628	994	876	13.5%	59.2%	55.6%	3.6%
Texas	3,771	\$ 7,415	\$ 6,893	7.6%	57.4%	56.9%	0.5%
Indianapolis	1,053	\$ 1,828	\$ 1,611	13.5%	63.8%	59.8%	4.0%
Midwest United States	1,053	\$ 1,828	\$ 1,611	13.5%	63.8%	59.8%	4.0%
Total/Weighted average	21,778	\$ 56,028	\$ 52,704	6.3%	68.2%	68.4%	(0.2%)

(1) The number of rental homes is presented in aggregate whereas the operating metrics reflect Tricon's proportionate share of the same home portfolio.

(2) Non-IFRS measures; see "Non-IFRS measures" on page 1, "Glossary and Defined Terms" and "Reconciliations" sections.

for the three and six months ended June 30, 2023

7.10 Proportionate same home portfolio – operational year-over-year comparison by market

Geography	Rental homes ⁽¹⁾	Average monthly rent			Occupancy		
		Q2 2023	Q2 2022	Change (%)	Q2 2023	Q2 2022	Change (%)
Atlanta	5,127	\$ 1,645	\$ 1,542	6.7%	97.2%	98.0%	(0.8%)
Charlotte	2,734	1,605	1,500	7.0%	97.2%	97.8%	(0.6%)
Nashville	1,013	2,070	1,927	7.4%	97.7%	97.4%	0.3%
Columbia	821	1,524	1,413	7.9%	97.3%	97.5%	(0.2%)
Raleigh	359	1,709	1,598	6.9%	95.6%	96.5%	(0.9%)
Greensboro	10	1,832	1,691	8.3%	93.0%	91.7%	1.3%
Southeast United States	10,064	\$ 1,670	\$ 1,561	7.0%	97.2%	97.8%	(0.6%)
Phoenix	1,944	\$ 1,721	\$ 1,611	6.8%	97.8%	98.4%	(0.6%)
Northern California	874	2,188	2,069	5.8%	97.5%	99.3%	(1.8%)
Las Vegas	590	1,763	1,651	6.8%	97.6%	98.7%	(1.1%)
Reno	228	2,089	1,978	5.6%	97.0%	98.1%	(1.1%)
Southern California	145	2,114	1,993	6.1%	96.7%	99.4%	(2.7%)
Western United States	3,781	\$ 1,873	\$ 1,760	6.4%	97.6%	98.7%	(1.1%)
Tampa	1,818	\$ 1,912	\$ 1,785	7.1%	97.3%	98.1%	(0.8%)
Jacksonville	807	1,659	1,550	7.0%	97.6%	97.7%	(0.1%)
Orlando	484	1,816	1,679	8.2%	98.2%	98.2%	–
Florida	3,109	\$ 1,831	\$ 1,707	7.3%	97.5%	98.0%	(0.5%)
Dallas	1,705	\$ 1,787	\$ 1,670	7.0%	97.9%	96.9%	1.0%
Houston	1,438	1,603	1,512	6.0%	98.3%	97.9%	0.4%
San Antonio	628	1,601	1,518	5.5%	96.8%	97.1%	(0.3%)
Texas	3,771	\$ 1,686	\$ 1,584	6.4%	97.9%	97.3%	0.6%
Indianapolis	1,053	\$ 1,525	\$ 1,443	5.7%	97.1%	97.7%	(0.6%)
Midwest United States	1,053	\$ 1,525	\$ 1,443	5.7%	97.1%	97.7%	(0.6%)
Total/Weighted average	21,778	\$ 1,733	\$ 1,624	6.7%	97.5%	98.0%	(0.5%)

(1) The number of rental homes is presented in aggregate whereas the operating metrics reflect Tricon's proportionate share of the same home portfolio.

for the three and six months ended June 30, 2023

7.11 Proportionate same home portfolio – operational sequential quarter comparison by market

Geography	Rental homes ⁽¹⁾	Average monthly rent			Occupancy		
		Q2 2023	Q1 2023	Change (%)	Q2 2023	Q1 2023	Change (%)
Atlanta	5,127	\$ 1,645	\$ 1,627	1.1%	97.2%	97.3%	(0.1%)
Charlotte	2,734	1,605	1,579	1.6%	97.2%	97.8%	(0.6%)
Nashville	1,013	2,070	2,035	1.7%	97.7%	97.1%	0.6%
Columbia	821	1,524	1,492	2.1%	97.3%	97.5%	(0.2%)
Raleigh	359	1,709	1,683	1.5%	95.6%	95.1%	0.5%
Greensboro	10	1,832	1,833	(0.1%)	93.0%	100.0%	(7.0%)
Southeast United States	10,064	\$ 1,670	\$ 1,646	1.5%	97.2%	97.4%	(0.2%)
Phoenix	1,944	\$ 1,721	\$ 1,695	1.5%	97.8%	97.7%	0.1%
Northern California	874	2,188	2,162	1.2%	97.5%	97.4%	0.1%
Las Vegas	590	1,763	1,731	1.8%	97.6%	96.5%	1.1%
Reno	228	2,089	2,056	1.6%	97.0%	97.2%	(0.2%)
Southern California	145	2,114	2,102	0.6%	96.7%	97.2%	(0.5%)
Western United States	3,781	\$ 1,873	\$ 1,846	1.5%	97.6%	97.4%	0.2%
Tampa	1,818	\$ 1,912	\$ 1,879	1.8%	97.3%	96.5%	0.8%
Jacksonville	807	1,659	1,634	1.5%	97.6%	96.9%	0.7%
Orlando	484	1,816	1,785	1.7%	98.2%	97.9%	0.3%
Florida	3,109	\$ 1,831	\$ 1,801	1.7%	97.5%	96.8%	0.7%
Dallas	1,705	\$ 1,787	\$ 1,753	1.9%	97.9%	96.9%	1.0%
Houston	1,438	1,603	1,583	1.3%	98.3%	97.4%	0.9%
San Antonio	628	1,601	1,585	1.0%	96.8%	97.0%	(0.2%)
Texas	3,771	\$ 1,686	\$ 1,660	1.6%	97.9%	97.1%	0.8%
Indianapolis	1,053	\$ 1,525	\$ 1,497	1.9%	97.1%	97.4%	(0.3%)
Midwest United States	1,053	\$ 1,525	\$ 1,497	1.9%	97.1%	97.4%	(0.3%)
Total/Weighted average	21,778	\$ 1,733	\$ 1,707	1.5%	97.5%	97.3%	0.2%

(1) The number of rental homes is presented in aggregate whereas the operating metrics reflect Tricon's proportionate share of the same home portfolio.

for the three and six months ended June 30, 2023

7.12 Proportionate same home portfolio – lease-over-lease rent growth by market

Geography	Rent growth		
	Renewal	New move-in ⁽¹⁾	Blended
Atlanta	6.5%	6.9%	6.6%
Charlotte	6.7%	9.2%	7.3%
Nashville	6.3%	9.0%	7.0%
Columbia	6.8%	12.7%	8.3%
Raleigh	6.6%	6.5%	6.6%
Greensboro	N/A	12.3%	12.3%
Southeast United States	6.6%	8.5%	7.1%
Phoenix	6.8%	15.6%	8.6%
Northern California	6.7%	11.0%	8.0%
Las Vegas	6.5%	8.0%	6.9%
Reno	7.1%	2.1%	5.9%
Southern California	7.4%	13.5%	10.2%
Western United States	6.8%	12.3%	8.0%
Tampa	6.7%	12.2%	7.8%
Jacksonville	6.8%	8.1%	7.1%
Orlando	6.7%	17.6%	8.7%
Florida	6.7%	11.5%	7.7%
Dallas	6.8%	9.7%	7.3%
Houston	6.6%	7.1%	6.7%
San Antonio	6.7%	1.4%	5.4%
Texas	6.7%	7.2%	6.8%
Indianapolis	6.6%	8.6%	7.1%
Midwest United States	6.6%	8.6%	7.1%
Total/Weighted average	6.6%	9.8%	7.4%

(1) New move-in rent growth may appear high in particular markets because of low turnover and fewer new move-ins compared to renewals during the quarter.

7.13 Proportionate same home – cost to maintain

(in thousands of U.S. dollars, except cost to maintain per home and cost to maintain per square foot)

	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022	Q1 2022
Recurring operating expense						
Repairs and maintenance operating expense	\$ 3,622	\$ 3,196	\$ 3,621	\$ 3,951	\$ 3,770	\$ 4,002
Turnover operating expense	1,013	663	656	895	1,122	956
Resident recoveries	(248)	(50)	(295)	(689)	(556)	(451)
Total recurring operating expense, net	4,387	3,809	3,982	4,157	4,336	4,507
Recurring capital expenditures						
Repairs and maintenance capital expense	5,001	5,854	5,277	6,964	5,904	5,383
Turnover capital expense	1,706	1,375	1,441	2,069	1,464	1,388
Total recurring capital expenditures	6,707	7,229	6,718	9,033	7,368	6,771
Total cost to maintain	\$ 11,094	\$ 11,038	\$ 10,700	\$ 13,190	\$ 11,704	\$ 11,278
Annualized recurring operating expense per home	\$ 1,111	\$ 965	\$ 1,009	\$ 1,053	\$ 1,099	\$ 1,142
Annualized recurring capital expense per home	1,699	1,829	1,703	2,289	1,868	1,716
Total annualized cost to maintain per home	\$ 2,810	\$ 2,794	\$ 2,712	\$ 3,342	\$ 2,967	\$ 2,858
Total annualized cost to maintain per square foot	\$ 1.72	\$ 1.71	\$ 1.66	\$ 2.04	\$ 1.81	\$ 1.75

for the three and six months ended June 30, 2023

8. ADJACENT RESIDENTIAL BUSINESSES

8.1 Canadian multi-family rental – quarterly operating trends

(in Canadian dollars)	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022	Q1 2022
Number of properties	1	1	1	1	1	1
Number of units	500	500	500	500	500	500
Average vintage	2018	2018	2018	2018	2018	2018
Occupancy	97.8%	97.4%	98.0%	98.6%	98.0%	97.9%
Annualized turnover rate	32.0%	22.4%	24.0%	39.2%	32.0%	23.2%
Average monthly rent	\$ 2,760	\$ 2,717	\$ 2,685	\$ 2,604	\$ 2,505	\$ 2,439
Average quarterly rent growth – renewal	5.5%	5.5%	8.3%	20.3%	14.7%	11.4%
Average quarterly rent growth – new move-in	9.9%	9.8%	18.0%	28.1%	15.4%	7.4%
Average quarterly rent growth – blended	7.0%	6.6%	11.4%	23.0%	15.1%	9.4%

8.2 Canadian multi-family rental – proportionate NOI summary

For the periods ended June 30	Three months			Six months		
(in thousands of Canadian dollars unless otherwise indicated)	2023	2022	Variance	2023	2022	Variance
Total revenue from rental properties	\$ 651	\$ 613	\$ 38	\$ 1,286	\$ 1,199	\$ 87
Total direct operating expenses	244	226	18	477	449	28
Net operating income (NOI)⁽¹⁾	\$ 407	\$ 387	\$ 20	\$ 809	\$ 750	\$ 59
Net operating income (NOI) margin⁽¹⁾	62.5%	63.1%		62.9%	62.6%	
Net operating income (NOI)^{(1),(2)}	US\$ 303	US\$ 303	US\$ –	US\$ 600	US\$ 590	US\$ 10

(1) Non-IFRS measures; see “Non-IFRS measures” on page 1, “Glossary and Defined Terms” and “Reconciliations” sections.

(2) The weighted average USD/CAD exchange rate used to present the multi-family rental NOI was 1.3430 and 1.3477 for the three and six months ended June 30, 2023, respectively. The weighted average USD/CAD exchange rate used to present the multi-family rental NOI was 1.2768 and 1.2715 for the three and six months ended June 30, 2022, respectively.

for the three and six months ended June 30, 2023

8.3 Canadian residential development – project details and projections

	June 30, 2023				December 31, 2022			
	Tricon's share of property value	Tricon's share of debt and lease obligations ⁽¹⁾	Tricon's share of net working capital and other items	Tricon's net assets ⁽²⁾	Tricon's share of property value	Tricon's share of debt and lease obligations ⁽¹⁾	Tricon's share of net working capital and other items	Tricon's net assets ⁽²⁾
Projects in pre-construction								
KT Housing Now (5207 Dundas) (A)	\$ 1,927	\$ –	\$ 230	\$ 2,157	\$ –	\$ –	\$ –	\$ –
Oak House (Block 20) (A)	15,214	(11,958)	157	3,413	14,361	(11,432)	185	3,114
Subtotal – Projects in pre-construction	\$ 17,141	\$ (11,958)	\$ 387	\$ 5,570	\$ 14,361	\$ (11,432)	\$ 185	\$ 3,114
Projects under construction								
Maple House (Block 8) (A)	\$ 92,818	\$ (74,978)	\$ (4,049)	\$ 13,791	\$ 80,636	\$ (62,825)	\$ (4,589)	\$ 13,222
Cherry House (Blocks 3/4/7) (A)	55,793	(34,796)	(3,266)	17,731	47,119	(28,215)	(1,569)	17,335
Birch House (Block 10) ⁽³⁾ (A)	19,126	(8,542)	550	11,134	14,037	(2,836)	(316)	10,885
The Ivy (8 Gloucester) (A)	56,165	(31,750)	(1,415)	23,000	47,075	(24,718)	(1,369)	20,988
ROG City (Queen & Ontario) (A)	14,127	–	421	14,548	12,142	–	770	12,912
The Spoke (Symington) (A)	4,004	–	22	4,026	3,607	(2,217)	60	1,450
The James (Scrivener Square) (B)	121,192	(22,644)	(4,038)	94,510	100,827	(5,032)	(2,701)	93,094
Subtotal – Projects under construction	\$ 363,225	\$ (172,710)	\$ (11,775)	\$ 178,740	\$ 305,443	\$ (125,843)	\$ (9,714)	\$ 169,886
Projects in lease-up								
The Taylor (57 Spadina) (A)	\$ 59,045	\$ (32,594)	\$ (199)	\$ 26,252	\$ 56,687	\$ (28,910)	\$ (1,145)	\$ 26,632
Subtotal – Projects in lease-up	\$ 59,045	\$ (32,594)	\$ (199)	\$ 26,252	\$ 56,687	\$ (28,910)	\$ (1,145)	\$ 26,632
Stabilized commercial property								
The Shops of Summerhill (B)	\$ 36,405	\$ (16,242)	\$ 1,572	\$ 21,735	\$ 35,586	\$ (15,972)	\$ 2,004	\$ 21,618
Subtotal – Stabilized commercial property	\$ 36,405	\$ (16,242)	\$ 1,572	\$ 21,735	\$ 35,586	\$ (15,972)	\$ 2,004	\$ 21,618
Total	\$ 475,816	\$ (233,504)	\$ (10,015)	\$ 232,297	\$ 412,077	\$ (182,157)	\$ (8,670)	\$ 221,250
Equity-accounted investments								
in Canadian residential developments (A)	\$ 318,219	\$ (194,618)	\$ (7,549)	\$ 116,052	\$ 275,664	\$ (161,153)	\$ (7,973)	\$ 106,538
Canadian development properties, net of debt (B)	157,597	(38,886)	(2,466)	116,245	136,413	(21,004)	(697)	114,712
Total	\$ 475,816	\$ (233,504)	\$ (10,015)	\$ 232,297	\$ 412,077	\$ (182,157)	\$ (8,670)	\$ 221,250

(1) Tricon's share of debt and lease obligations of \$233,504 (December 31, 2022 – \$182,157) consists of \$198,454 of land and construction loans (net of deferred financing fees) and \$35,050 of lease obligations under ground leases (December 31, 2022 – \$148,694 and \$33,463, respectively).

(2) Represents Tricon's share of development properties and other working capital items, net of debt and lease obligations.

(3) Tricon's share of net assets of DKT B10 LP includes the purchase price paid to third-party partners for a one-third ownership interest in the partnership.

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8.3 Canadian residential development – project details and projections (continued)

	Neighborhood/ Major intersections in Toronto	Fee simple interest/ ground lease	Tricon's percentage interest	Projected units ⁽¹⁾	Estimated residential area (sq. feet) ⁽¹⁾	Estimated commercial area (sq. feet) ⁽¹⁾	Percentage completed ^{(2),(3)}
Projects in pre-construction							
KT Housing Now (5207 Dundas)	Etobicoke	Ground lease	50%	725	553,900	50,600	1%
Oak House (Block 20)	Downtown East – Distillery District	Ground lease	33%	654	466,000	248,700	2%
Subtotal – Projects in pre-construction				1,379	1,019,900	299,300	
Projects under construction							
Maple House (Block 8)	Downtown East – Distillery District	Ground lease	33%	770	567,800	3,900	74%
Cherry House (Blocks 3/4/7)	Downtown East – Distillery District	Ground lease	33%	855	667,400	33,200	27%
Birch House (Block 10)	Downtown East – Distillery District	Ground lease	33%	237	156,200	–	41%
The Ivy (8 Gloucester)	Yonge & Bloor	Fee simple interest	47%	231	158,400	1,600	78%
ROQ City (Queen & Ontario)	Queen East	Fee simple interest	10%	795	581,191	164,488	10%
The James (Scrivener Square)	Rosedale	Fee simple interest	100%	120	191,000	31,000	29%
The Spoke (Symington)	The Junction	Fee simple interest	10%	332	228,600	–	4%
Subtotal – Projects under construction				3,340	2,550,591	234,188	
Projects in lease-up							
The Taylor (57 Spadina)	Entertainment District	Fee simple interest	30%	286	217,600	44,000	99%
Subtotal – Projects in lease-up				286	217,600	44,000	
Total/Weighted average				38%	5,005	3,788,091	577,488

(1) Projected units and rentable area are estimated based on current project plans which are subject to change. Refer to page 1, "Forward-looking statements".

(2) All information presented here consists of forward-looking information. Refer to page 1, "Forward-looking statements".

(3) Percentage completed is calculated by taking cost to date as a percentage of projected total cost, excluding the cost of land.

(in thousands of U.S. dollars)	Projected units ⁽¹⁾	Cost to date	Projected remaining costs ^{(1),(2)}	Projected total costs ^{(1),(2)}	Tricon's unfunded equity commitment
Projects in pre-construction	1,379	\$ 14,000	\$ 759,000	\$ 773,000	\$ 17,041
Projects under construction	3,340	712,000	990,000	1,702,000	64,742
Projects in lease-up	286	141,000	1,000	142,000	–
Total/Weighted average	5,005	\$ 867,000	\$ 1,750,000	\$ 2,617,000	\$ 81,783

(1) All information presented here consists of forward-looking information. Refer to page 1, "Forward-looking statements".

(2) Projected costs are estimated based on current project plans which are subject to change.

8.4 U.S. residential development – projected distributions

The scheduled time frame for Tricon to receive the projected net distributions remaining is as follows:

(in thousands of U.S. dollars)	1 to 2 years	3 to 5 years	More than 5 years	Total
Projected distributions net of advances remaining⁽¹⁾	\$ 39,520	\$ 157,190	\$ 75,504	\$ 272,214

(1) Projected distributions net of advances remaining are estimated based on current project plans which are subject to change. Refer to page 1, "Forward-looking statements".

for the three and six months ended June 30, 2023

9. STRATEGIC CAPITAL

9.1 Core FFO from strategic capital

For the periods ended June 30 (in thousands of U.S. dollars)	Three months			Six months		
	2023	2022	Variance	2023	2022	Variance
Asset management fees ⁽¹⁾	\$ 2,787	\$ 3,075	\$ (288)	\$ 5,544	\$ 6,202	\$ (658)
Performance fees ⁽²⁾	1,146	8,344	(7,198)	3,708	9,087	(5,379)
Development fees ⁽³⁾	6,471	6,156	315	15,990	12,018	3,972
Property management fees ⁽⁴⁾	346	2,812	(2,466)	629	5,491	(4,862)
Revenue from strategic capital services	10,750	20,387	(9,637)	25,871	32,798	(6,927)
Asset management fees ⁽⁵⁾	2,097	2,514	(417)	3,952	5,001	(1,049)
Property management fees ⁽⁶⁾	3,901	7,717	(3,816)	7,406	12,672	(5,266)
Fees eliminated upon consolidation	5,998	10,231	(4,233)	11,358	17,673	(6,315)
Total FFO⁽⁷⁾ impact from fees	\$ 16,748	\$ 30,618	\$ (13,870)	\$ 37,229	\$ 50,471	\$ (13,242)

- (1) Ranges typically from 0.5–2% of committed or invested capital throughout the lives of the Investment Vehicles under management.
- (2) Calculated as approximately 20% (in most cases) of net cash flow after investors' capital has been returned, together with a pre-tax preferred return on capital of, typically, between 8% and 10%.
- (3) Calculated as 2–5% of the sales price of single-family lots, residential land parcels and commercial land within master-planned communities, and 4–5% of overall development costs of Canadian multi-family rental apartments. The details of development fees are as follows:

For the periods ended June 30 (in thousands of U.S. dollars)	Three months			Six months		
	2023	2022	Variance	2023	2022	Variance
The Johnson Companies ("Johnson")	\$ 5,110	\$ 4,561	\$ 549	\$ 13,294	\$ 9,257	\$ 4,037
Tricon Development Group ("TDG")	1,361	1,595	(234)	2,696	2,761	(65)
Development fees	\$ 6,471	\$ 6,156	\$ 315	\$ 15,990	\$ 12,018	\$ 3,972

- (4) Includes 4–7.75% of rental revenue from multi-family rental properties, build-to-rent single-family homes and other ancillary fees.
- (5) Asset management fees earned from the limited partners of the single-family rental joint ventures are eliminated upon the consolidation of these Investment Vehicles; however, such fees are accounted for within Tricon's proportionate Core FFO.
- (6) Property management fees (including acquisition fees calculated at 1% of pre-renovation costs and leasing fees) earned from the limited partners of the single-family rental joint ventures are eliminated upon the consolidation of these Investment Vehicles. Such fees are accounted for within Tricon's proportionate Core FFO. The details of property management fees are as follows:

For the periods ended June 30 (in thousands of U.S. dollars)	Three months			Six months		
	2023	2022	Variance	2023	2022	Variance
Leasing fees	\$ 2,883	\$ 3,106	\$ (223)	\$ 5,653	\$ 5,050	\$ 603
Acquisition fees	1,018	4,611	(3,593)	1,753	7,622	(5,869)
Property management fees	\$ 3,901	\$ 7,717	\$ (3,816)	\$ 7,406	\$ 12,672	\$ (5,266)

- (7) Non-IFRS measures; see "Non-IFRS measures" on page 1, "Glossary and Defined Terms" and "Reconciliations" sections.

9.2 Estimated future performance fees

(in thousands of U.S. dollars)	1 to 2 years	3 to 5 years	More than 5 years	Total
Estimated future performance fees⁽¹⁾	\$ 25,000	\$ 124,000	\$ 38,000	\$ 187,000

- (1) Estimated future performance fees are calculated pursuant to current business plans, which involve estimating future cash flows from operations and eventual sale, less construction and development costs, to determine the quantum and timing of funding requirements and cash distributions for each Investment Vehicle. Such estimated future performance fees are discounted based on expected time horizons and risk, and presented above before the deduction of any amounts paid to employees under the LTIP and performance fee expense to unitholders of the participation arrangements. Forward-looking information; see page 1.

for the three and six months ended June 30, 2023

9.3 Corporate overhead efficiency

For the periods ended June 30 (in thousands of U.S. dollars)	Three months			Six months		
	2023	2022	Variance	2023	2022	Variance
Total FFO impact from fees (excluding performance fees)	\$ 15,602	\$ 22,274	\$ (6,672)	\$ 33,521	\$ 41,384	\$ (7,863)
Salaries and benefits	(13,965)	(13,845)	(120)	(28,487)	(27,869)	(618)
Cash-based AIP expense	(4,037)	(4,428)	391	(6,166)	(11,362)	5,196
General and administration expense in Core FFO ⁽¹⁾	(13,313)	(11,742)	(1,571)	(26,903)	(22,853)	(4,050)
Recurring gross overhead expenses	\$ (31,315)	\$ (30,015)	\$ (1,300)	\$ (61,556)	\$ (62,084)	\$ 528
Overhead expenses, net	(15,713)	(7,741)	(7,972)	(28,035)	(20,700)	(7,335)
Total FFO impact from fees (excluding performance fees) as a percentage of recurring gross overhead expenses	50%	74%	(24%)	54%	67%	(13%)

(1) See Section 3.2.

9.4 Summary of select investment vehicles

Business segment ⁽¹⁾	Mandate	Launch year	Duration (in years) ⁽²⁾	Target number of homes/units	As at June 30, 2023			
					Total equity commitment	Tricon's share of equity commitment (% of total)	% of commitment deployed	
SINGLE-FAMILY RENTAL								
SFR JV-1 (complete)	• Resale homes	2018	8	~10,000	\$750 million	\$253 million	33%	100%
SFR JV-2	• Portfolio of existing homes	2021	7	~12,000	\$1.55 billion	\$455 million	29%	76%
Homebuilder Direct JV	• Scattered new homes • Recently completed SFR communities (no investment in development)	2021	7	~3,000	\$450 million	\$152 million	33%	90%
THPAS Holdings JV-1	• Develop dedicated single-family rental home communities	2019	7+	~2,500	\$450 million	\$50 million	11%	46% ⁽³⁾
THPAS Development JV-2	• Develop dedicated single-family rental home communities	2022	7+	~3,000	\$500 million	\$100 million	20%	9% ⁽⁴⁾
MULTI-FAMILY RENTAL								
Canadian multi-family (CPPIB JV)	• Develop and operate Class A apartment buildings in Toronto	2021	7+	2,000 – 2,800	C\$1.5 billion	C\$115.7 million	8% ⁽⁵⁾	17% ⁽⁵⁾

(1) The table above consists of select Investment Vehicles for illustrative purposes and does not reflect a complete and exhaustive list of Tricon's total investment portfolio.

(2) The Company has certain rights of first refusal for the acquisition of JV partner interests.

(3) 46% of the THPAS JV-1's total equity commitment is deployed, whereas 82% of the total equity commitment is now committed to identified projects.

(4) 9% of the THPAS Development JV-2's total equity commitment is deployed, whereas 21% of the total equity commitment is now committed to identified projects.

(5) 17% of the CPPIB JV's total equity commitment is deployed, whereas the entire equity commitment is now committed to identified projects.

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10. ASSETS UNDER MANAGEMENT (AUM)

10.1 Total AUM

(in thousands of U.S. dollars)	June 30, 2023		December 31, 2022	
	Balance	% of total AUM	Balance	% of total AUM
Third-party AUM	\$ 8,292,044	50.8%	\$ 8,120,344	50.7%
Principal AUM	8,037,876	49.2%	7,882,908	49.3%
Total AUM	\$ 16,329,920	100.0%	\$ 16,003,252	100.0%

10.2 Third-party AUM details

(in thousands of U.S. dollars)	Outstanding invested equity	Investment at fair value ⁽¹⁾ A	Unfunded equity commitment ^{(2),(3)} B	Third-party AUM as at June 30, 2023 A + B	Percentage of third-party AUM
Single-family rental	\$ 1,514,079	\$ 4,953,067	\$ 316,469	\$ 5,269,536	63.7%
Multi-family rental	38,821	223,520	645	224,165	2.7%
Residential development	749,861	1,229,733	1,568,610	2,798,343	33.6%
Total	\$ 2,302,761	\$ 6,406,320	\$ 1,885,724	\$ 8,292,044	100.0%

- (1) Represents third-party investors' proportionate share of the fair value of rental and development properties, except for U.S. residential developments which is calculated based on third-party investors' outstanding invested equity.
- (2) Unfunded equity commitment in respect of joint ventures that are investment programs without binding commitments equals the total amount which may be invested under the program less the funded amount. There is no requirement that all committed amounts be invested.
- (3) Project commitments can exceed total capitalization as a result of reinvestment rights.

10.3 Principal AUM details

(in thousands of U.S. dollars)	Investment at fair value ⁽¹⁾ A	Unfunded equity commitment ^{(2),(3)} B	Principal AUM as at June 30, 2023 A + B	Percentage of principal AUM
Single-family rental	\$ 6,980,271	\$ 147,190	\$ 7,127,461	88.7%
Multi-family rental	39,471	114	39,585	0.5%
Residential development	622,960	247,870	870,830	10.8%
Total	\$ 7,642,702	\$ 395,174	\$ 8,037,876	100.0%

- (1) Represents Tricon's proportionate share of the fair value of rental and development properties, except for U.S. residential developments which represents the fair value of Tricon's investment in U.S. residential developments.
- (2) Unfunded equity commitment in respect of joint ventures that are investment programs without binding commitments equals the total amount which may be invested under the program less the funded amount. There is no requirement that all committed amounts be invested.
- (3) Project commitments can exceed total capitalization as a result of reinvestment rights.

10.4 Asset management fee-bearing capital

(in thousands of U.S. dollars)	June 30, 2023		June 30, 2022	
	Asset management fee-bearing capital	Asset management fee %	Asset management fee-bearing capital	Asset management fee %
Rental investment vehicles ⁽¹⁾	\$ 1,716,364	0.50% to 1.00%	\$ 2,273,127	0.50% to 1.00%
Residential development investment vehicles	544,292	0.90% to 2.00%	551,051	0.90% to 2.00%
Total	\$ 2,260,656		\$ 2,824,178	

- (1) Asset management fee-bearing capital for rental investment vehicles as at June 30, 2023 excludes \$418.9 million attributable to the U.S. multi-family rental portfolio which the Company sold during the fourth quarter of 2022.

for the three and six months ended June 30, 2023

11. RECONCILIATIONS

11.1 Reconciliation of proportionate net income to consolidated financial statements

For the three months ended (in thousands of U.S. dollars)	June 30, 2023			June 30, 2022		
	Proportionate	IFRS reconciliation	Consolidated	Proportionate	IFRS reconciliation	Consolidated
Revenue from single-family rental properties	\$ 113,311	\$ 84,146	\$ 197,457	\$ 99,852	\$ 55,283	\$ 155,135
Direct operating expenses	(36,113)	(28,889)	(65,002)	(32,665)	(18,074)	(50,739)
Net operating income from single-family rental properties	77,198	55,257	132,455	67,187	37,209	104,396
Revenue from strategic capital services	10,750	–	10,750	20,387	–	20,387
Fees eliminated upon consolidation	5,998	(5,998)	–	10,231	(10,231)	–
Income from equity-accounted investments in multi-family rental properties ⁽¹⁾	202	–	202	170	–	170
Income (loss) from equity-accounted investments in Canadian residential developments	869	–	869	(98)	–	(98)
Income from investments in U.S. residential developments	7,322	–	7,322	3,002	–	3,002
Compensation expense	(21,848)	–	(21,848)	(22,737)	–	(22,737)
Performance fees expense	(692)	–	(692)	(15,117)	–	(15,117)
General and administration expense	(18,505)	(3,697)	(22,202)	(11,176)	(2,729)	(13,905)
Interest expense	(37,775)	(41,599)	(79,374)	(25,986)	(19,878)	(45,864)
Fair value gain on rental properties	58,614	65,138	123,752	287,439	108,396	395,835
Fair value gain on Canadian development properties	–	–	–	874	–	874
Fair value (loss) gain on derivative financial instruments and other liabilities	(18,448)	(1,121)	(19,569)	154,996	1,491	156,487
Other expenses	(4,000)	1,548	(2,452)	(6,339)	(2,255)	(8,594)
Net change in fair value of limited partners' interests in single-family rental business	–	(69,528)	(69,528)	–	(112,003)	(112,003)
Current income tax expense	(782)	–	(782)	(1,104)	–	(1,104)
Deferred income tax expense ⁽¹⁾	(12,135)	–	(12,135)	(56,125)	–	(56,125)
Non-controlling interest	(1,433)	–	(1,433)	(1,025)	–	(1,025)
Net income from continuing operations attributable to Tricon's shareholders	\$ 45,335	\$ –	\$ 45,335	\$ 404,579	\$ –	\$ 404,579

(1) Certain comparative figures have been adjusted to conform with the current period presentation as a result of the reclassification of the results of the U.S. multi-family rental investment as discontinued operations separate from the Company's continuing operations.

for the three and six months ended June 30, 2023

11.1 Reconciliation of proportionate net income to consolidated financial statements (continued)

For the six months ended (in thousands of U.S. dollars)	June 30, 2023			June 30, 2022		
	Proportionate	IFRS reconciliation	Consolidated	Proportionate	IFRS reconciliation	Consolidated
Revenue from single-family rental properties	\$ 224,181	\$ 161,785	\$ 385,966	\$ 194,411	\$ 99,512	\$ 293,923
Direct operating expenses	(72,381)	(54,728)	(127,109)	(63,933)	(32,321)	(96,254)
Net operating income from single-family rental properties	151,800	107,057	258,857	130,478	67,191	197,669
Revenue from strategic capital services	25,871	–	25,871	32,798	–	32,798
Fees eliminated upon consolidation	11,358	(11,358)	–	17,673	(17,673)	–
Income from equity-accounted investments in multi-family rental properties ⁽¹⁾	350	–	350	330	–	330
Income (loss) from equity-accounted investments in Canadian residential developments	292	–	292	(113)	–	(113)
Income from investments in U.S. residential developments	13,355	–	13,355	7,307	–	7,307
Compensation expense	(42,222)	–	(42,222)	(50,989)	–	(50,989)
Performance fees expense	(537)	–	(537)	(27,681)	–	(27,681)
General and administration expense	(30,826)	(6,625)	(37,451)	(21,594)	(5,186)	(26,780)
Interest expense	(71,483)	(84,263)	(155,746)	(49,099)	(33,619)	(82,718)
Fair value gain on rental properties	60,032	75,614	135,646	502,814	192,593	695,407
Fair value gain on Canadian development properties	–	–	–	874	–	874
Fair value (loss) gain on derivative financial instruments and other liabilities	(11,460)	(5,000)	(16,460)	123,835	3,290	127,125
Other expenses	(14,337)	4,299	(10,038)	(8,871)	(2,361)	(11,232)
Net change in fair value of limited partners' interests in single-family rental business	–	(79,724)	(79,724)	–	(204,235)	(204,235)
Current income tax expense	(1,900)	–	(1,900)	(1,566)	–	(1,566)
Deferred income tax expense ⁽¹⁾	(14,124)	–	(14,124)	(100,468)	–	(100,468)
Non-controlling interest	(3,875)	–	(3,875)	(2,135)	–	(2,135)
Net income from continuing operations attributable to Tricon's shareholders	\$ 72,294	\$ –	\$ 72,294	\$ 553,593	\$ –	\$ 553,593

(1) Certain comparative figures have been adjusted to conform with the current period presentation as a result of the reclassification of the results of the U.S. multi-family rental investment as discontinued operations separate from the Company's continuing operations.

for the three and six months ended June 30, 2023

11.2 Reconciliation of net income to FFO and AFFO

For the three months ended (in thousands of U.S. dollars)	June 30, 2023			June 30, 2022		
	Proportionate	IFRS reconciliation	Consolidated	Proportionate	IFRS reconciliation	Consolidated
Net income from continuing operations attributable to Tricon's shareholders	\$ 45,335	\$ -	\$ 45,335	\$ 404,579	\$ -	\$ 404,579
Fair value gain on rental properties	(58,614)	(65,138)	(123,752)	(287,439)	(108,396)	(395,835)
Fair value gain on Canadian development properties	-	-	-	(874)	-	(874)
Fair value (gain) loss on derivative financial instruments and other liabilities	18,448	1,121	19,569	(154,996)	(1,491)	(156,487)
Limited partners' share of FFO adjustments	-	64,017	64,017	-	109,887	109,887
FFO attributable to Tricon's shareholders	\$ 5,169	\$ -	\$ 5,169	\$ (38,730)	\$ -	\$ (38,730)
Core FFO from U.S. and Canadian multi-family rental	195	-	195	2,505	-	2,505
Income from equity-accounted investments in multi-family rental properties	(202)	-	(202)	(170)	-	(170)
(Income) loss from equity-accounted investments in Canadian residential developments	(869)	-	(869)	98	-	98
Current income tax adjustment	1,900	-	1,900	-	-	-
Deferred income tax expense	12,135	-	12,135	56,125	-	56,125
Interest on Due to Affiliate	4,246	-	4,246	4,246	-	4,246
Amortization of deferred financing costs, discounts and lease obligations	4,173	2,202	6,375	2,802	1,801	4,603
Equity-based, non-cash and non-recurring compensation ⁽¹⁾	4,241	-	4,241	18,845	-	18,845
Other adjustments ⁽²⁾	11,065	(2,202)	8,863	5,288	(1,801)	3,487
Core FFO attributable to Tricon's shareholders	\$ 42,053	\$ -	\$ 42,053	\$ 51,009	\$ -	\$ 51,009
Recurring capital expenditures	(8,293)	-	(8,293)	(10,279)	-	(10,279)
AFFO attributable to Tricon's shareholders	\$ 33,760	\$ -	\$ 33,760	\$ 40,730	\$ -	\$ 40,730

(1) Includes non-cash performance fees expense. Performance fees expense is accrued based on changes in the unrealized carried interest liability of the underlying Investment Vehicles and is hence added back to Core FFO as a non-cash expense. Performance fees are paid and deducted in arriving at Core FFO only when the associated fee revenue has been realized.

(2) Includes the following adjustments:

For the three months ended (in thousands of U.S. dollars)	June 30, 2023			June 30, 2022		
	Proportionate	IFRS reconciliation	Consolidated	Proportionate	IFRS reconciliation	Consolidated
Transaction costs	\$ 2,037	\$ (1,088)	\$ 949	\$ 3,227	\$ 2,255	\$ 5,482
Non-recurring general and administration expense	6,635	-	6,635	-	-	-
Amortization and depreciation expense	4,157	-	4,157	3,584	-	3,584
Realized and unrealized foreign exchange gain	(163)	-	(163)	(100)	-	(100)
Lease payments on right-of-use assets	(1,443)	-	(1,443)	(566)	-	(566)
Core FFO adjustments to income from investments in U.S. residential developments	-	-	-	(656)	-	(656)
Non-controlling interest's share of Core FFO adjustments	(158)	-	(158)	(201)	-	(201)
Limited partners' share of Core FFO adjustments	-	(1,114)	(1,114)	-	(4,056)	(4,056)
Total other adjustments	\$ 11,065	\$ (2,202)	\$ 8,863	\$ 5,288	\$ (1,801)	\$ 3,487

for the three and six months ended June 30, 2023

11.2 Reconciliation of net income to FFO and AFFO (continued)

For the three months ended (in thousands of U.S. dollars)	June 30, 2023	March 31, 2023	December 31, 2022	September 30, 2022	June 30, 2022
Net income from continuing operations attributable to Tricon's shareholders	\$ 45,335	\$ 26,959	\$ 53,339	\$ 177,926	\$ 404,579
Fair value gain on rental properties	(58,614)	(1,418)	(5,914)	(72,720)	(287,439)
Fair value (gain) loss on Canadian development properties	–	–	–	1,314	(874)
Fair value loss (gain) on derivative financial instruments and other liabilities	18,448	(6,988)	(26,484)	(28,691)	(154,996)
FFO attributable to Tricon's shareholders	\$ 5,169	\$ 18,553	\$ 20,941	\$ 77,829	\$ (38,730)
Core FFO from U.S. and Canadian multi-family rental	195	191	868	2,479	2,505
Income from equity-accounted investments in multi-family rental properties	(202)	(148)	(1,051)	(169)	(170)
(Income) loss from equity-accounted investments in Canadian residential developments	(869)	577	(7,690)	(3,621)	98
Performance fees revenue from the sale of U.S. multi-family rental portfolio	–	–	99,866	(99,866)	–
Current income tax adjustment	1,900	–	–	–	–
Performance fees payments associated with U.S. multi-family rental divestiture	–	–	(49,577)	–	–
Deferred income tax expense	12,135	1,989	5,601	72,087	56,125
Current tax impact on sale of U.S. multi-family rental portfolio	–	–	–	(29,835)	–
Interest on Due to Affiliate	4,246	4,245	4,245	4,245	4,246
Amortization of deferred financing costs, discounts and lease obligations	4,173	3,008	3,209	3,000	2,802
Equity-based, non-cash and non-recurring compensation	4,241	2,976	8,383	7,539	18,845
Other adjustments	11,065	10,765	12,046	12,715	5,288
Core FFO attributable to Tricon's shareholders	\$ 42,053	\$ 42,156	\$ 96,841	\$ 46,403	\$ 51,009
Recurring capital expenditures	(8,293)	(9,108)	(8,147)	(11,221)	(10,279)
AFFO attributable to Tricon's shareholders	\$ 33,760	\$ 33,048	\$ 88,694	\$ 35,182	\$ 40,730

for the three and six months ended June 30, 2023

11.2 Reconciliation of net income to FFO and AFFO (continued)

For the six months ended (in thousands of U.S. dollars)	June 30, 2023			June 30, 2022		
	Proportionate	IFRS reconciliation	Consolidated	Proportionate	IFRS reconciliation	Consolidated
Net income from continuing operations attributable to Tricon's shareholders	\$ 72,294	\$ –	\$ 72,294	\$ 553,593	\$ –	\$ 553,593
Fair value gain on rental properties	(60,032)	(75,614)	(135,646)	(502,814)	(192,593)	(695,407)
Fair value gain on Canadian development properties	–	–	–	(874)	–	(874)
Fair value (gain) loss on derivative financial instruments and other liabilities	11,460	5,000	16,460	(123,835)	(3,290)	(127,125)
Limited partners' share of FFO adjustments	–	70,614	70,614	–	195,883	195,883
FFO attributable to Tricon's shareholders	\$ 23,722	\$ –	\$ 23,722	\$ (73,930)	\$ –	\$ (73,930)
Core FFO from U.S. and Canadian multi-family rental	386	–	386	4,826	–	4,826
Income from equity-accounted investments in multi-family rental properties	(350)	–	(350)	(330)	–	(330)
(Income) loss from equity-accounted investments in Canadian residential developments	(292)	–	(292)	113	–	113
Current income tax adjustment	1,900	–	1,900	–	–	–
Deferred income tax expense	14,124	–	14,124	100,468	–	100,468
Interest on Due to Affiliate	8,491	–	8,491	8,532	–	8,532
Amortization of deferred financing costs, discounts and lease obligations	7,181	4,307	11,488	5,408	3,237	8,645
Equity-based, non-cash and non-recurring compensation ⁽¹⁾	7,217	–	7,217	38,794	–	38,794
Other adjustments ⁽²⁾	21,830	(4,307)	17,523	10,163	(3,237)	6,926
Core FFO attributable to Tricon's shareholders	\$ 84,209	\$ –	\$ 84,209	\$ 94,044	\$ –	\$ 94,044
Recurring capital expenditures	(17,401)	–	(17,401)	(19,656)	–	(19,656)
AFFO attributable to Tricon's shareholders	\$ 66,808	\$ –	\$ 66,808	\$ 74,388	\$ –	\$ 74,388

(1) Includes performance fees expense, which is accrued based on changes in the unrealized carried interest liability of the underlying Investment Vehicles and hence is added back to Core FFO as a non-cash expense. Performance fees are paid and deducted in arriving at Core FFO only when the associated fee revenue has been realized.

(2) Includes the following adjustments:

For the six months ended (in thousands of U.S. dollars)	June 30, 2023			June 30, 2022		
	Proportionate	IFRS reconciliation	Consolidated	Proportionate	IFRS reconciliation	Consolidated
Transaction costs	\$ 9,970	\$ (1,973)	\$ 7,997	\$ 5,340	\$ 2,361	\$ 7,701
Non-recurring general and administration expense	6,635	–	6,635	–	–	–
Amortization and depreciation expense	8,422	–	8,422	6,991	–	6,991
Realized and unrealized foreign exchange gain	(131)	–	(131)	(39)	–	(39)
Lease payments on right-of-use assets	(2,712)	–	(2,712)	(1,259)	–	(1,259)
Core FFO adjustments to income from investments in U.S. residential developments	–	–	–	(450)	–	(450)
Non-controlling interest's share of Core FFO adjustments	(354)	–	(354)	(420)	–	(420)
Limited partners' share of Core FFO adjustments	–	(2,334)	(2,334)	–	(5,598)	(5,598)
Total other adjustments	\$ 21,830	\$ (4,307)	\$ 17,523	\$ 10,163	\$ (3,237)	\$ 6,926

for the three and six months ended June 30, 2023

11.3 Proportionate balance sheet

(in thousands of U.S. dollars, except per share amounts which are in U.S. dollars, unless otherwise indicated)	Rental portfolio A	Development portfolio B	Corporate assets and liabilities C	Tricon proportionate results D = A + B + C	IFRS reconciliation E	Consolidated results/Total D + E
Assets						
Rental properties	\$ 6,980,346	\$ –	\$ –	\$ 6,980,346	\$ 4,952,989	\$ 11,933,335
Equity-accounted investments in multi-family rental properties	21,422	–	–	21,422	–	21,422
Equity-accounted investments in Canadian residential developments	–	116,052	–	116,052	–	116,052
Canadian development properties	–	157,597	–	157,597	–	157,597
Investments in U.S. residential developments	–	145,690	–	145,690	–	145,690
Restricted cash	68,465	248	12,274	80,987	80,498	161,485
Goodwill, intangible and other assets	2,885	–	137,671	140,556	4,970	145,526
Deferred income tax assets	41,218	–	33,862	75,080	–	75,080
Cash	65,538	744	1,925	68,207	52,180	120,387
Other working capital items ⁽¹⁾	10,843	2,116	35,643	48,602	8,993	57,595
Total assets	\$ 7,190,717	\$ 422,447	\$ 221,375	\$ 7,834,539	\$ 5,099,630	\$ 12,934,169
Liabilities						
Debt	\$ 2,616,799	\$ 38,886	\$ 170,055	\$ 2,825,740	\$ 3,001,805	\$ 5,827,545
Due to Affiliate	–	–	259,563	259,563	–	259,563
Other liabilities ⁽²⁾	161,141	5,621	137,239	304,001	2,097,825	2,401,826
Deferred income tax liabilities	–	–	606,716	606,716	–	606,716
Total liabilities	\$ 2,777,940	\$ 44,507	\$ 1,173,573	\$ 3,996,020	\$ 5,099,630	\$ 9,095,650
Non-controlling interest	–	–	4,713	4,713	–	4,713
Net assets attributable to Tricon's shareholders						
	\$ 4,412,777	\$ 377,940	\$ (956,911)	\$ 3,833,806	\$ –	\$ 3,833,806
Net assets per share⁽³⁾	\$ 16.21	\$ 1.39	\$ (3.51)	\$ 14.09		
Net assets per share (CAD)⁽³⁾	\$ 21.46	\$ 1.84	\$ (4.65)	\$ 18.65		

(1) Other working capital items include amounts receivable and prepaid expenses and deposits.

(2) Other liabilities include long-term incentive plan, performance fees liability, derivative financial instruments, other liabilities, limited partners' interests, dividends payable, resident security deposits and amounts payable and accrued liabilities.

(3) As at June 30, 2023, common shares outstanding were 272,171,019 and the USD/CAD exchange rate was 1.3240.

for the three and six months ended June 30, 2023

11.4 Reconciliation of net income to adjusted EBITDAre

(in thousands of U.S. dollars)	Total proportionate results	IFRS reconciliation	Consolidated results/Total
For the three months ended June 30, 2023			
Net income attributable to Tricon's shareholders from continuing operations	\$ 45,335	\$ –	\$ 45,335
Interest expense	37,775	41,599	79,374
Current income tax expense	782	–	782
Deferred income tax expense	12,135	–	12,135
Amortization and depreciation expense	4,157	–	4,157
Fair value gain on rental properties	(58,614)	(65,138)	(123,752)
Fair value loss on derivative financial instruments and other liabilities	18,448	1,121	19,569
Look-through EBITDAre adjustments from non-consolidated affiliates	(338)	–	(338)
EBITDAre, consolidated	\$ 59,680	\$ (22,418)	\$ 37,262
Equity-based, non-cash and non-recurring compensation	4,241	–	4,241
Other adjustments ⁽¹⁾	7,066	(1,088)	5,978
Limited partners' share of EBITDAre adjustments	–	23,506	23,506
Non-controlling interest's share of EBITDAre adjustments	(158)	–	(158)
Adjusted EBITDAre	\$ 70,829	\$ –	\$ 70,829
Adjusted EBITDAre (annualized)			\$ 283,316

(1) Includes the following adjustments:

(in thousands of U.S. dollars)	Proportionate	IFRS reconciliation	Consolidated
Transaction costs	\$ 2,037	\$ (1,088)	\$ 949
Realized and unrealized foreign exchange gain	(163)	–	(163)
Non-recurring general and administration expense	6,635	–	6,635
Lease payments on right-of-use assets	(1,443)	–	(1,443)
Total other adjustments	\$ 7,066	\$ (1,088)	\$ 5,978

11.5 Reconciliation of quarterly proportionate same home NOI

(in thousands of U.S. dollars)	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022	Q1 2022
NOI, proportionate same home portfolio	\$ 56,028	\$ 55,668	\$ 55,419	\$ 54,138	\$ 52,704	\$ 52,476
NOI, proportionate non-same home portfolio	21,170	18,934	18,325	17,183	14,483	10,815
NOI, proportionate total portfolio	\$ 77,198	\$ 74,602	\$ 73,744	\$ 71,321	\$ 67,187	\$ 63,291
Limited partners' share of NOI ⁽¹⁾	55,257	51,800	48,778	44,984	37,209	29,982
NOI from single-family rental properties per financial statements	\$ 132,455	\$ 126,402	\$ 122,522	\$ 116,305	\$ 104,396	\$ 93,273

(1) Represents the limited partners' interest in the NOI from SFR JV-1, SFR JV-2 and SFR JV-HD.

for the three and six months ended June 30, 2023

11.6 Reconciliation of proportionate same home capital expenditures to consolidated portfolio capital expenditures by period

(in thousands of U.S. dollars)	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022	Q1 2022
Recurring capital expenditures, proportionate same home portfolio ⁽¹⁾	\$ 6,707	\$ 7,229	\$ 6,718	\$ 9,033	\$ 7,368	\$ 6,771
Recurring capital expenditures, proportionate non-same home portfolio	1,568	1,864	1,319	1,717	2,420	2,025
Recurring capital expenditures, proportionate total portfolio ^(A)	\$ 8,275	\$ 9,093	\$ 8,037	\$ 10,750	\$ 9,788	\$ 8,796
Renovation, value-enhancing and disposition capital expenditures, proportionate total portfolio	23,415	18,291	30,295	40,868	33,941	28,475
Total capital expenditures, proportionate total portfolio	\$ 31,690	\$ 27,384	\$ 38,332	\$ 51,618	\$ 43,729	\$ 37,271
Limited partners' share of capital expenditures ⁽²⁾	11,831	19,157	29,741	48,990	34,782	41,997
Total capital expenditures by period	\$ 43,521	\$ 46,541	\$ 68,073	\$ 100,608	\$ 78,511	\$ 79,268

(1) The lower recurring capital expenditures in Q2 2023 compared to Q2 2022 was attributable to management's focused effort on cost containment. The Company refined and managed work scopes and undertook a higher number of work-orders in-house, both of which contributed to the overall reduction.

(2) Represents the limited partners' interest of the capital expenditures in SFR JV-1, SFR JV-2 and SFR JV-HD.

11.7 Reconciliation of single-family rental total portfolio recurring capital expenditures to recurring capital expenditures in AFFO

(in thousands of U.S. dollars)	Q2 2023	Q1 2023	Q4 2022	Q3 2022	Q2 2022
Recurring capital expenditures, single-family rental proportionate total portfolio ^(A)	\$ 8,275	\$ 9,093	\$ 8,037	\$ 10,750	\$ 9,788
Recurring capital expenditures from adjacent residential businesses	18	15	110	471	491
Recurring capital expenditures in AFFO	\$ 8,293	\$ 9,108	\$ 8,147	\$ 11,221	\$ 10,279

for the three and six months ended June 30, 2023

11.8 Reconciliation of quarterly consolidated capital expenditures to consolidated single-family rental properties

(in thousands of U.S. dollars)	June 30, 2023	December 31, 2022
Opening balance	\$ 11,445,659	\$ 7,978,396
Acquisitions	363,652	2,362,185
Total capital expenditures by period		
Q1	46,541	79,268
Q2	43,521	78,511
Q3	–	100,608
Q4	–	68,073
Total capital expenditures	90,062	326,460
Fair value adjustments	135,646	858,987
Dispositions	(101,684)	(80,369)
Single-family rental properties balance per financial statements, end of period	\$ 11,933,335	\$ 11,445,659

11.9 Reconciliation of pro-rata debt and assets of non-consolidated entities to consolidated balance sheet

(in thousands of U.S. dollars)	June 30, 2023
Equity-accounted investments in Canadian multi-family rental properties	
Tricon's pro-rata share of assets	\$ 39,955
Tricon's pro-rata share of debt	(17,582)
Tricon's pro-rata share of working capital and other	(951)
Equity-accounted investments in Canadian multi-family rental properties	\$ 21,422
Equity-accounted investments in Canadian residential developments	
Tricon's pro-rata share of assets ⁽¹⁾	\$ 291,335
Tricon's pro-rata share of debt ⁽¹⁾	(159,568)
Tricon's pro-rata share of working capital and other	(15,715)
Equity-accounted investments in Canadian residential developments	\$ 116,052

(1) Excludes right-of-use assets and lease obligations under ground leases of \$35,050.

for the three and six months ended June 30, 2023

GLOSSARY AND DEFINED TERMS

Adjusted EBITDAre is a metric that management believes to be helpful in evaluating the Company's operating performance across and within the real estate industry. Further, management considers it to be a more accurate reflection of the Company's leverage ratio, especially as it adjusts for and negates non-recurring and non-cash items. The Company's definition of EBITDAre reflects all adjustments that are specified by the National Association of Real Estate Investment Trusts ("NAREIT"). In addition to the adjustments prescribed by NAREIT, Tricon excludes fair value gains that arise as a result of reporting under IFRS, consistent with its FFO calculation methodology described below.

EBITDAre represents net income from continuing operations, excluding the impact of interest expense, income tax expense, amortization and depreciation expense, fair value changes on rental properties, fair value changes on derivative financial instruments and adjustments to reflect the entity's share of EBITDAre of unconsolidated entities. Adjusted EBITDAre is a normalized figure and is defined as EBITDAre before stock-based compensation, unrealized and realized foreign exchange gains and losses, transaction costs and other non-recurring items, and reflects only Tricon's share of results from consolidated entities (by removing non-controlling interests' and limited partners' share of reconciling items).

The Company also discloses its Net Debt to Adjusted EBITDAre ratio to assist investors in accounting for the Company's unconsolidated joint ventures and equity-accounted investments, in both debt and Adjusted EBITDAre, by calculating pro-rata leverage on a look-through basis (excluding debt directly related to the Canadian development portfolio as well as warehouse and subscription facilities related to acquisitions of vacant single-family homes, which do not fully contribute to Adjusted EBITDAre).

Annualized turnover rate during the period represents the number of resident move-outs divided by the weighted average number of rental units (excluding units held for sale) in the period, annualized for a twelve-month period. Management believes the annualized turnover rate impacts occupancy and therefore revenue, as well as the cost to maintain the rental portfolios.

Assets Under Management ("AUM") includes balance sheet capital invested in the Company's principal investments and capital managed on behalf of third-party investors and is a helpful measure in evaluating the Company's ability to grow and manage strategic capital. AUM is calculated as follows:

ASSETS UNDER MANAGEMENT	
Principal Assets Under Management	
Single-family rental, multi-family rental and Canadian residential developments	Fair value of rental and development properties plus unfunded commitment
U.S. residential developments	Fair value of invested capital plus unfunded commitment
Third-Party Assets Under Management	
Single-family rental, multi-family rental and Canadian residential developments	Fair value of rental and development properties plus unfunded commitment
U.S. residential developments	
For-sale housing	Outstanding invested equity and unfunded commitment
Build-to-rent	Outstanding invested equity and project-level funded debt plus unfunded commitment

Average monthly rent represents average monthly rental income per unit for occupied units and reflects the impact of rent concessions amortized over the life of the related leases. Tricon believes average monthly rent reflects pricing trends which impact rental revenue over time.

Average rent growth during the period represents the percentage difference between the monthly rent from an expiring lease and the monthly rent from the next lease and reflects the impact of rent concessions amortized over the life of the related lease. Leases are either renewal leases, where a current resident chooses to stay for a subsequent lease term, or a new lease, where a previous resident moves out and a new resident signs a lease to occupy the same unit. Average rent growth drives average monthly rent and management finds it is useful to evaluate changes in rental revenue across periods.

for the three and six months ended June 30, 2023

Cost to maintain is defined as the annualized repairs and maintenance expense, turnover expense net of applicable resident recoveries and recurring capital expenditures per home in service. The metric provides insight into the costs needed to maintain a property's current condition and is indicative of a portfolio's operational efficiency.

Disposition capital expenditures represent expenditures related to the preparation of a home for disposition.

Fee-bearing capital represents committed, invested or the fair value of third-party capital upon which the Company earns asset management fee revenue, as provided under the governing documents of each Investment Vehicle.

Funds from operations ("FFO"), core funds from operations ("Core FFO") and adjusted funds from operations ("AFFO") are metrics that management believes to be helpful in evaluating the Company's operating performance, considering the recent expansion of its residential rental portfolio. These are metrics commonly used by securities analysts, investors and other interested parties in the evaluation of real estate entities, particularly those that own and operate income-producing properties. Management believes that providing these performance measures on a supplemental basis is helpful to investors in assessing the overall performance of the Company's business.

- FFO represents net income excluding the impact of fair value adjustments and amortization of intangibles arising from business combinations. The Company's definition of FFO reflects all adjustments that are specified by the National Association of Real Estate Investment Trusts ("NAREIT"). In addition to the adjustments prescribed by NAREIT, Tricon excludes any fair value gains that arise as a result of reporting under IFRS, except for fair value gains arising from Tricon's U.S. residential developments business which are intended to act as a proxy for cash generation.
- Core FFO presents FFO as a normalized figure, adjusting for transaction costs, convertible debentures interest, interest on Due to Affiliate, fees eliminated upon consolidation, non-recurring and non-cash items.
- AFFO represents Core FFO less recurring capital expenditures.

Tricon's method of calculating FFO, Core FFO and AFFO is substantially in accordance with NAREIT's recommendations, but may differ from other issuers' methods and, accordingly, may not be comparable to FFO, Core FFO and AFFO reported by other issuers.

Core funds from operations, specifically for U.S. residential developments, presents net income as a normalized figure, adjusting for transaction costs and non-recurring and non-cash items, and is a metric that management believes to be helpful in evaluating Tricon's residential development business and comparing its performance to industry peers.

Core FFO and AFFO per share amounts are calculated based on the weighted average common shares outstanding in the period, assuming the conversion of all potentially dilutive shares (including convertible debt and exchangeable preferred units) to show the full dilutive impact to shareholders.

Core FFO and AFFO payout ratios are calculated by dividing dividends declared for the period by Core FFO and AFFO, respectively, which are indicative of the Company's ability to fund dividend payments using cash from operations.

Net debt represents the Company's total current and long-term debt per its consolidated financial statements, less its cash and restricted cash. Management believes it is a helpful liquidity measure to reflect the Company's ability to meet all of its obligations simultaneously if they were due immediately.

Net operating income ("NOI") represents total revenue from rental properties, less direct operating expenses and property management expenses. NOI excludes non-property specific and indirect overhead expenses, interest expense and non-core income or expenses such as gains or losses on the disposition of rental properties. Tricon believes NOI is a helpful metric to evaluate the performance of its rental business and compare it to industry peers.

Net operating income ("NOI") margin represents net operating income as a percentage of total revenue from rental properties.

Occupancy represents the total number of days that units were occupied during the measurement period, divided by the total number of days that the units were owned during the measurement period (excluding units held for sale). Management believes occupancy is a main driver of rental revenues and that comparing occupancy across different periods is helpful in evaluating changes in rental revenues.

Pro-rata net assets represents the Company's proportionate share of total consolidated assets as well as assets of non-consolidated entities on a look-through basis (which are shown as equity-accounted investments on its proportionate balance sheet), less its cash and restricted cash.

Pro-rata net debt represents the Company's total current and long-term debt per its consolidated financial statements, less its cash and restricted cash (excluding debt directly related to the Canadian development portfolio as well as warehouse and subscription facilities related to acquisitions of vacant single-family homes, which do not fully contribute to Adjusted EBITDAre).

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Renovation capital expenditures are incurred in order to prepare the property for rental use in accordance with Tricon's standards and are either incurred shortly after acquisition on vacant homes or deferred until the resident moves out if homes are occupied when acquired.

Recurring capital expenditures represent ongoing costs associated with maintaining and preserving the quality of a property after it has been renovated.

"Same home" or **"same home portfolio"** includes homes that were stabilized 90 days prior to the first day of the prior-year comparative period as per the guidelines of the National Rental Home Council. It excludes homes that have been either sold or designated for sale or taken out of service as a result of a major renovation. This same home portfolio is defined on January 1 of each reporting year. Based on this definition, any home currently included in the same home portfolio will have satisfied the conditions described above prior to September 30, 2021, and those homes have been held in operations throughout the full periods presented in both 2022 and 2023.

Value-enhancing capital expenditures are defined as capital expenditures that go beyond merely maintaining the quality of a property and are instead incurred for the purpose of increasing expected future returns.

